

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Balmanno Crescent, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,820,000 & \$2,000,000

Median sale price

Median price \$1,230,000 House X Unit Suburb Strathmore

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	44 Salmon Av ESSENDON 3040	\$1,926,000	20/05/2017
2	4 Collegian Av STRATHMORE 3041	\$1,848,000	26/08/2017
3	40 Hoddle St ESSENDON 3040	\$1,820,000	07/05/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



44 Salmon Av ESSENDON 3040 (REI)

Agent Comments

3 2 2

Price: \$1,926,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)



4 Collegian Av STRATHMORE 3041 (REI)

Agent Comments

3 1 3

Price: \$1,848,000

Method: Auction Sale

Date: 26/08/2017

Rooms: -

Property Type: House (Res)



40 Hoddle St ESSENDON 3040 (REI/VG)

Agent Comments

5 2 2

Price: \$1,820,000

Method: Private Sale

Date: 07/05/2017

Rooms: -

Property Type: House

Land Size: 613 sqm approx