

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

18 ELYSEE COURT STRATHMORE HEIGHTS VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Strathmore Heights

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 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

62 DEVEREAUX STREET OAK PARK VIC 3046	\$1,500,000	19-Jun-22
33 STRATHNAVER AVENUE STRATHMORE VIC 3041	\$1,490,000	02-Jun-22
131 HALSEY ROAD AIRPORT WEST VIC 3042	\$1,400,000	11-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 14 November 2022

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**62 DEVEREAUX STREET OAK
PARK VIC 3046** 4  2  4

Sold Price

\$1,500,000

Sold Date

19-Jun-22

Distance

1.01km**33 STRATHNAVER AVENUE
STRATHMORE VIC 3041** 6  2  5

Sold Price

\$1,490,000

Sold Date

02-Jun-22

Distance

1.1km**131 HALSEY ROAD AIRPORT WEST
VIC 3042** 5  2  1

Sold Price

\$1,400,000

Sold Date

11-Jul-22

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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