

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

54 Glenbervie Road, Strathmore Vic 3041

Indicative selling price

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

Single price

\$2,150,000

Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Strathmore

Period - From

01/01/2021

to

31/03/2021

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	192 Woodland St STRATHMORE 3041	\$2,330,000	05/06/2021
2	13 Upland Rd STRATHMORE 3041	\$2,016,000	17/04/2021
3	14 Bruce St STRATHMORE 3041	\$2,215,000	17/04/2021

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.~~

This Statement of Information was prepared on:

05/06/2021 16:00

54 Glenbervie Road, Strathmore Vic 3041



 4  - 

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000

Median House Price

March quarter 2021: \$1,527,500

Comparable Properties



192 Woodland St STRATHMORE 3041 (REI)

Agent Comments

 3  1  2

Price: \$2,330,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House



13 Upland Rd STRATHMORE 3041 (REI)

Agent Comments

 4  2  2

Price: \$2,016,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 787 sqm approx



14 Bruce St STRATHMORE 3041 (REI)

Agent Comments

 3  2  1

Price: \$2,215,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 652 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655