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

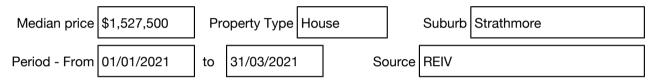
54 Glenbervie Road, Strathmore Vic 3041

Indicative selling price

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

Single price \$2,150,000

Median sale price



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







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)



Price: \$2,330,000 Method: Auction Sale Date: 05/06/2021 Property Type: House

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13 Upland Rd STRATHMORE 3041 (REI)

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Agent Comments

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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)



Price: \$2,215,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.