

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

10/2 NORTH AVENUE STRATHMORE 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

\$597,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Apr 2024

to

31 Mar 2025

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

12/42-50 NAPIER CRESCENT ESSENDON VIC 3040	\$585,000	17-Jan-25
204/20 NAPIER STREET ESSENDON VIC 3040	\$580,000	22-Nov-24
119/11 GLASS STREET ESSENDON VIC 3040	\$605,000	28-Feb-25

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: 04 April 2025



**12/42-50 NAPIER CRESCENT
ESSENDON VIC 3040**

 2  1  1

Sold Price **\$585,000** Sold Date **17-Jan-25**

Distance **0.75km**



**204/20 NAPIER STREET
ESSENDON VIC 3040**

 2  2  1

Sold Price ^{RS} **\$580,000** Sold Date **22-Nov-24**

Distance **1.51km**



**119/11 GLASS STREET ESSENDON
VIC 3040**

 2  2  1

Sold Price ^{RS} **\$605,000** ^{UN} Sold Date **28-Feb-25**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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