

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

39a Glenbervie Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,075,000 & \$1,150,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Strathmore

Period - From 01/04/2021 to 30/06/2021 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	1a Bruce St STRATHMORE 3041	\$1,100,000	13/05/2021
2			
3			

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:

28/09/2021 16:46

39a Glenberrie Road, Strathmore Vic 3041



 3  2  2

Property Type: House (Res)
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,150,000
Median House Price
June quarter 2021: \$1,725,000

Comparable Properties



1a Bruce St STRATHMORE 3041 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,100,000
Method: Sold Before Auction
Date: 13/05/2021
Property Type: Unit
Land Size: 357 sqm approx

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.

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



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