## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,075,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,725,000	Pro	operty Type	Hou	ise		Suburb	Strathmore
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1a Bruce St STRATHMORE 3041	\$1,100,000	13/05/2021
2			
3			

#### OR

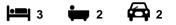
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/09/2021 16:46







**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)



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

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

propertydata



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