

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

3 Rosebank Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,195,500 Property Type House Suburb Strathmore

Period - From 01/10/2018 to 30/09/2019 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	15 Spencer St ESSENDON 3040	\$1,975,000	12/10/2019
2	1 Henshall Rd STRATHMORE 3041	\$1,850,000	26/10/2019
3	5 Hewitt Ct STRATHMORE 3041	\$1,805,000	26/10/2019

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:

19/11/2019 13:02



Property Type: House
Land Size: 1030.772 sqm approx

Agent Comments

A rare opportunity to secure your family's future in Strathmore's exclusive Rosebank Estate. Immaculately presented inside and out, the home's versatile design providing 5 generous sized bedrooms, 3 bathrooms and an in door pool perfect for all year round.

Indicative Selling Price
\$1,800,000 - \$1,980,000

Median House Price

Year ending September 2019: \$1,195,500

Comparable Properties



15 Spencer St ESSENDON 3040 (REI)



Price: \$1,975,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)

Agent Comments

Superior finishing throughout the property with a period style facade show casing a very well manicured front yard. Inferior as the property has one less bedroom and bathroom in the home singling out larger families or guest visits.



1 Henshall Rd STRATHMORE 3041 (REI)



Price: \$1,850,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 888 sqm approx

Agent Comments

Superior as the home is in a great location with potential to knock down and build or extend for a great city view. Inferior as the home is on an odd shaped block with smaller land content offering 2 less bedrooms and also 2 less bathrooms as well.



5 Hewitt Ct STRATHMORE 3041 (REI)



Price: \$1,805,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 846 sqm approx

Agent Comments

Superior as the property is in a great location on a quiet court. Inferior as the property is in need of some fixing up internally as well as quiet a big set back providing smaller land content at the back of the property.