### McGrath

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Irene Androulidakis 03 8312 9222 0420 967 163

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

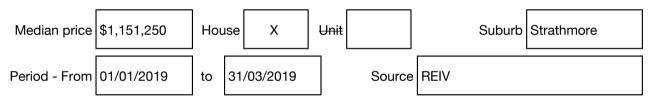
13 Strathnaver Avenue, Strathmore Vic 3041

#### Indicative selling price

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

Single price \$950,000

#### 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	143 Mascoma St STRATHMORE 3041	\$1,000,000	02/03/2019
2	39 Woolart St STRATHMORE 3041	\$1,000,000	13/04/2019
3	63 Roland Av STRATHMORE 3041	\$900,000	27/04/2019

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.

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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.



13 Strathnaver Avenue, Strathmore Vic 3041

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Rooms: Property Type: House (Res) Land Size: 547 sqm approx Agent Comments Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

> Indicative Selling Price \$950,000 Median House Price March quarter 2019: \$1,151,250

### **Comparable Properties**

A cross the particular term for A Contraction 1224m 1436m 1436m 1436m	143 Mascoma St STRATHMORE 3041 (REI)   1 1	Agent Comments
HI III T BRAD TEAL	39 Woolart St STRATHMORE 3041 (REI) 4 2 2 2 Price: \$1,000,000 Method: Auction Sale Date: 13/04/2019 Rooms: 7 Property Type: House (Res) Land Size: 584 sqm approx	Agent Comments
est and a second	63 Roland Av STRATHMORE 3041 (REI) 3 1 1 1 Price: \$900,000 Method: Auction Sale Date: 27/04/2019 Rooms: - Property Type: House (Res)	Agent Comments

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