

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

Median price \$1,151,250 House X Unit Suburb Strathmore

Period - From 01/01/2019 to 31/03/2019 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	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.

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



Rooms:

Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



143 Mascoma St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 836 sqm approx



39 Woolart St STRATHMORE 3041 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 7

Property Type: House (Res)

Land Size: 584 sqm approx



63 Roland Av STRATHMORE 3041 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 27/04/2019

Rooms: -

Property Type: House (Res)