

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

178 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,211,000 Property Type House Suburb Strathmore

Period - From 04/11/2018 to 03/11/2019 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	39 Mccarron Pde ESSENDON 3040	\$2,002,500	05/05/2019
2	15 Spencer St ESSENDON 3040	\$1,975,000	12/10/2019
3	42 Upland Rd STRATHMORE 3041	\$1,920,000	07/05/2019

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:

04/11/2019 14:27

178 Woodland Street, Strathmore Vic 3041



 0  2  0

Property Type: House
Land Size: 653.511 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
04/11/2018 - 03/11/2019: \$1,211,000

Comparable Properties



39 Mccarron Pde ESSENDON 3040 (REI/VG) **Agent Comments**

 4  2  2

Price: \$2,002,500
Method: Private Sale
Date: 05/05/2019
Property Type: House
Land Size: 678 sqm approx



15 Spencer St ESSENDON 3040 (REI) **Agent Comments**

 4  2  2

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



42 Upland Rd STRATHMORE 3041 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,920,000
Method: Sold After Auction
Date: 07/05/2019
Property Type: House
Land Size: 693 sqm approx

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



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.