

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 STRATHNAVER AVENUE,

4 2 2

Indicative Selling Price

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

Price Range: \$860,000 to \$920,000

Provided by: Amber Jones, Considine Real Estate

MEDIAN SALE PRICE



STRATHMORE, VIC, 3041

Suburb Median Sale Price (House)

\$1,160,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



18 STRATHAIRD ST, STRATHMORE, VIC 3041

4 1 1

Sale Price

***\$855,000**

Sale Date: 13/05/2017

Distance from Property: 357m



164 MASCOMA ST, STRATHMORE, VIC 3041

3 1 1

Sale Price

***\$883,000**

Sale Date: 24/06/2017

Distance from Property: 188m



186 MASCOMA ST, STRATHMORE, VIC 3041

3 2 2

Sale Price

\$910,000

Sale Date: 23/03/2017

Distance from Property: 355m



This report has been compiled on 21/08/2017 by Considine Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 STRATHNAVER AVENUE, STRATHMORE, VIC 3041

Indicative selling price

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

Price Range: \$860,000 to \$920,000

Median sale price

Median price \$1,160,000

House

Unit

Suburb

STRATHMORE

Period 01 July 2016 to 30 June 2017

Source



Comparable property sales

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
18 STRATHAIRD ST, STRATHMORE, VIC 3041	*\$855,000	13/05/2017
164 MASCOMA ST, STRATHMORE, VIC 3041	*\$883,000	24/06/2017
186 MASCOMA ST, STRATHMORE, VIC 3041	\$910,000	23/03/2017