

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



274 NAPIER STREET, STRATHMORE, VIC  3  2  2

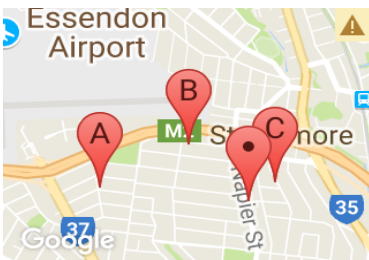
Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,450,000**

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: 

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.



24 BALMORAL AVE, STRATHMORE, VIC 3041  4  2  3

Sale Price

\$1,500,000

Sale Date: 16/01/2017

Distance from Property: 984m



33 ROLAND AVE, STRATHMORE, VIC 3041  4  2  2

Sale Price

***\$1,470,000**

Sale Date: 30/05/2017

Distance from Property: 568m



45 BOURNIAN AVE, STRATHMORE, VIC 3041  3  1  1

Sale Price

\$1,400,000

Sale Date: 12/04/2017

Distance from Property: 214m



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

274 NAPIER STREET, STRATHMORE, VIC 3041

Indicative selling price

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

Price Range: \$1,350,000 to \$1,450,000

Median sale price

Median price \$1,160,000

House

Unit

Suburb

STRATHMORE

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
24 BALMORAL AVE, STRATHMORE, VIC 3041	\$1,500,000	16/01/2017
33 ROLAND AVE, STRATHMORE, VIC 3041	*\$1,470,000	30/05/2017
45 BOURNIAN AVE, STRATHMORE, VIC 3041	\$1,400,000	12/04/2017