

## 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

16 Merchiston Grove, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,200,000

&

\$2,420,000

### Median sale price

Median price \$1,550,000

Property Type House

Suburb Strathmore

Period - From 01/10/2020

to 30/09/2021

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	30 Grammar St STRATHMORE 3041	\$2,590,000	13/06/2021
2	35 Glenbervie Rd STRATHMORE 3041	\$2,435,000	02/07/2021
3	5 Madel Av STRATHMORE 3041	\$2,381,000	16/10/2021

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:

17/11/2021 11:45

16 Merchiston Grove, Strathmore Vic 3041



 4  3  4

**Rooms:** 9

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 554 sqm approx

**Agent Comments**

Beautiful home in outstanding location.

**Indicative Selling Price**

\$2,200,000 - \$2,420,000

**Median House Price**

Year ending September 2021: \$1,550,000

Stunning family home in excellent condition. Premier location, spaces for all to enjoy, North facing garden, pool and alfresco.

## Comparable Properties



**30 Grammar St STRATHMORE 3041 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,590,000

**Method:** Sold Before Auction

**Date:** 13/06/2021

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**35 Glenbervie Rd STRATHMORE 3041 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,435,000

**Method:** Sold Before Auction

**Date:** 02/07/2021

**Property Type:** House (Res)

**Land Size:** 406 sqm approx



**5 Madel Av STRATHMORE 3041 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,381,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** House (Res)

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



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