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	8 Wendora Street Strathmore VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,400,000	Property type	Other	Suburb	Strathmore
Period-from	01 Jun 2020	to	31 May 2021	Source	Corelogic

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 6 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
36 Roland Avenue Strathmore VIC 3041	$1,450,000	27-Oct-20
63A Mascoma Street Strathmore VIC 3041	$1,350,000	02-Feb-21
15 Wood Street Strathmore VIC 3041	$1,350,000	23-Mar-21

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 6 months.~~

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36 Roland Avenue Strathmore VIC 3041

4 4 2

Sold Price **$1,450,000** Sold Date **27-Oct-20**

Distance **0.5km**



63A Mascoma Street Strathmore VIC 3041

3 3 2

Sold Price **$1,350,000** Sold Date **02-Feb-21**

Distance **0.61km**



15 Wood Street Strathmore VIC 3041

4 2 1

Sold Price Sold Date **23-Mar-21**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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