

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

1 BALMANNO CRESCENT 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

\$1,820,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Strathmore

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|--|-------------|-----------|
| 14 WILLIAMSON AVENUE STRATHMORE VIC 3041 | \$1,820,000 | 14-Mar-23 |
| 39 HENSHALL ROAD STRATHMORE VIC 3041 | \$1,905,000 | 05-Apr-23 |
| 13 HOUSTON AVENUE STRATHMORE VIC 3041 | \$1,725,000 | 26-Jan-23 |

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.~~

This Statement of Information was prepared on: 10 July 2023



**14 WILLIAMSON AVENUE
 STRATHMORE VIC 3041**

 4  2  4

Sold Price **\$1,820,000** Sold Date **14-Mar-23**

Distance **0.35km**



**39 HENSHALL ROAD
 STRATHMORE VIC 3041**

 4  2  6

Sold Price **\$1,905,000** Sold Date **05-Apr-23**

Distance **0.43km**



**13 HOUSTON AVENUE
 STRATHMORE VIC 3041**

 4  2  1

Sold Price **\$1,725,000** Sold Date **26-Jan-23**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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