

# 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

11 Peck Avenue, 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,639,250 Property Type House Suburb Strathmore

Period - From 01/07/2022 to 30/06/2023 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 | 36a Lind St STRATHMORE 3041       | \$1,325,000 | 07/07/2023   |
| 2 | 18a Strathaird St STRATHMORE 3041 | \$1,250,000 | 10/05/2023   |
| 3 | 16 Fenacre St STRATHMORE 3041     | \$1,090,000 | 07/07/2023   |

**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:

01/08/2023 17:05



**Rooms:** 6

**Property Type:** House

**Agent Comments**

12 year old home with own title

## Comparable Properties

### 36a Lind St STRATHMORE 3041 (REI)



**Price:** \$1,325,000

**Method:** Sold Before Auction

**Date:** 07/07/2023

**Property Type:** House (Res)

### Agent Comments

Brand New townhouse high end fit out closer to amenities



### 18a Strathaird St STRATHMORE 3041 (REI)



**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 10/05/2023

**Property Type:** House

### Agent Comments

Newer property with additional bathrooms



### 16 Fenacre St STRATHMORE 3041 (REI)



**Price:** \$1,090,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** Townhouse (Single)

### Agent Comments

Adjoining townhouse directly under flight path inferior location busy street, smaller internally, 1 car garage