

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

17 Wood Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Strathmore

Period - From 01/01/2023 to 31/12/2023 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	6 Royal Av ESSENDON NORTH 3041	\$1,400,000	07/02/2024
2			
3			

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: 08/04/2024 17:38



Property Type: House (Res)

Land Size: 297 sqm approx

Agent Comments

Modern 4 Bedroom 2 Bathroom 2 Car in a prestige pocket of Strathmore.

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2023: \$1,500,000

Comparable Properties



6 Royal Av ESSENDON NORTH 3041 (REI)



Price: \$1,400,000

Method:

Date: 07/02/2024

Property Type: House

Agent Comments

Recent Sale in the area, inferior floorplan, orientation and location. Modern interior, ready to move in

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.