

## 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

23 ROLAND 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,405,000

Property type

House

Suburb

Strathmore

Period-from

01 May 2023

to

30 Apr 2024

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

50 CARNARVON ROAD STRATHMORE VIC 3041	\$1,580,000	11-Apr-24
20 WOODLAND STREET STRATHMORE VIC 3041	\$1,550,000	04-Dec-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: 02 May 2024

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**50 CARNARVON ROAD  
STRATHMORE VIC 3041**

 3  2  2

Sold Price <sup>RS</sup> **\$1,580,000** <sup>UN</sup> Sold Date **11-Apr-24**

Distance **0.52km**



**20 WOODLAND STREET  
STRATHMORE VIC 3041**

 4  2  3

Sold Price **\$1,550,000** Sold Date **04-Dec-23**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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