

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

27 Balmoral Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

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	48 Bournian Av STRATHMORE 3041	\$1,955,000	02/03/2024
2	12 Grammar St STRATHMORE 3041	\$1,807,500	29/02/2024
3	65 Hillside Pde STRATHMORE 3041	\$1,740,000	28/02/2024

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:

23/03/2024 16:31



Rooms: 7

Property Type: House

Agent Comments

Single level family home offering 4 bed, 2 bath & 2 car.

Indicative Selling Price

\$1,780,000 - \$1,880,000

Median House Price

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

Comparable Properties



48 Bournian Av STRATHMORE 3041 (REI)



Agent Comments

Newer renovation in a premier street.

Price: \$1,955,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



12 Grammar St STRATHMORE 3041 (REI)



Agent Comments

1 less bath on larger land.

Price: \$1,807,500

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 644 sqm approx



65 Hillside Pde STRATHMORE 3041 (REI)



Agent Comments

Has a 3rd bath on a sloping block.

Price: \$1,740,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 717 sqm approx