

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

3 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

\$2,250,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,593,000

Property type

House

Suburb

Strathmore

Period-from

01 Sep 2022

to

31 Aug 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

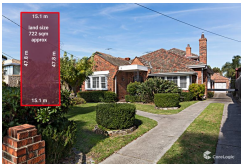
Date of sale

125 WOODLAND STREET ESSENDON VIC 3040	\$2,450,000	01-Jun-23
3 SALMON AVENUE ESSENDON VIC 3040	\$2,200,000	29-Mar-23
22 COOKE STREET ESSENDON VIC 3040	\$2,290,000	12-May-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: 25 September 2023



**125 WOODLAND STREET
ESSENDON VIC 3040**

 4  2  2

Sold Price **\$2,450,000** Sold Date **01-Jun-23**

Distance **0.13km**



**3 SALMON AVENUE ESSENDON
VIC 3040**

 4  2  1

Sold Price **\$2,200,000** Sold Date **29-Mar-23**

Distance **0.39km**



**22 COOKE STREET ESSENDON VIC
3040**

 3  2  2

Sold Price **\$2,290,000** Sold Date **12-May-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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