

# 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 36 Carnarvon Road, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$785,000 Property Type Unit 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	2/2 Roland Av STRATHMORE 3041	\$910,000	05/06/2023
2	3/2 Richardson St ESSENDON 3040	\$1,060,000	06/06/2023
3	47 Mascoma St STRATHMORE 3041	\$906,000	25/03/2023

**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: 19/07/2023 13:16



**Rooms:** 4

**Property Type:** Villa

**Land Size:** 315 sqm approx

**Agent Comments**

Villa unit offering 3 bedrooms 2 bathrooms and 2 car spaces

## Comparable Properties

**2/2 Roland Av STRATHMORE 3041 (REI)**



**Agent Comments**

Inferior location, newer, block of 3 with an owners corp,

**Price:** \$910,000

**Method:**

**Date:** 05/06/2023

**Property Type:** House



**3/2 Richardson St ESSENDON 3040 (REI)**



**Agent Comments**

Older, block of 3 rather than a dual occ, smaller

**Price:** \$1,060,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** Unit



**47 Mascoma St STRATHMORE 3041 (REI/VG)**



**Agent Comments**

Inferior location, owners corp

**Price:** \$906,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Villa

**Land Size:** 315 sqm approx