

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 37 Glenbervie Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,605,000 Property Type House Suburb Strathmore

Period - From 03/08/2022 to 02/08/2023 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 | | |
| 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: 03/08/2023 15:55

37 Glenbervie Road, Strathmore Vic 3041

**Jellis
Craig**

Christian Lonzi

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

03/08/2022 - 02/08/2023: \$1,605,000



Property Type: House (Res)

Land Size: 554 sqm approx

Agent Comments

3 Bedroom 1 Bathroom 1 Car Brick single Storey House prime location in Strathmore

Comparable Properties

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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