

# 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 39 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 \$1,770,000 & \$1,880,000

### Median sale price

Median price \$1,639,250 Property Type House 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 | 10 Cranwell Av STRATHMORE 3041  | \$1,910,000 | 29/07/2023   |
| 2 | 267 Napier St STRATHMORE 3041   | \$1,860,000 | 02/09/2023   |
| 3 | 41 Carnarvon Rd STRATHMORE 3041 | \$1,770,000 | 24/06/2023   |

**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: 08/09/2023 16:42



**Rooms:** 7

**Property Type:** House

**Land Size:** 640 approx. sqm  
approx

**Agent Comments**

Updated double front offering 4 bed, 2 bath & 2+ car.

## Comparable Properties



**10 Cranwell Av STRATHMORE 3041 (REI)**



**Agent Comments**

Newer double storey home on a smaller block.

**Price:** \$1,910,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**267 Napier St STRATHMORE 3041 (REI)**



**Agent Comments**

Older home on a corner block.

**Price:** \$1,860,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**41 Carnarvon Rd STRATHMORE 3041 (REI)**



**Agent Comments**

Smaller home located next door.

**Price:** \$1,770,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 640 sqm approx