Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 39 Carnarvon Road, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,770,000		&		\$1,880,000				
Median sale price									
Median price	\$1,639,250	Pro	Property Type Hou		ISE		Suburb	Strathmore	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ado	dress 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:

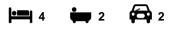
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39 Carnarvon Road, Strathmore Vic 3041







Rooms: 7 Property Type: House Ya Land Size: 640 approx. sqm approx Agent Comments Updated double front offering 4 bed, 2 bath & 2+ car.

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> Indicative Selling Price \$1,770,000 - \$1,880,000 Median House Price Year ending June 2023: \$1,639,250

Comparable Properties

10 Cranwell Av STRATHMORE 3041 (REI) 4 3 2 Price: \$1,910,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 604 sqm approx	Agent Comments Newer double storey home on a smaller block.
267 Napier St STRATHMORE 3041 (REI) 2 2 2 2 Price: \$1,860,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments Older home on a corner block.
41 Carnarvon Rd STRATHMORE 3041 (REI) 2 1 1 1 1 Price: \$1,770,000 Method: Auction Sale Date: 24/06/2023 Rooms: 4 Property Type: House (Res) Land Size: 640 sqm approx	Agent Comments Smaller home located next door.

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