

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 5/45 Balmoral Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$807,500 Property Type Unit Suburb Strathmore

Period - From 01/01/2023 to 31/12/2023 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	2/62 Napier Cr ESSENDON 3040	\$570,000	04/09/2023
2	3/16 Margaret St OAK PARK 3046	\$558,500	19/01/2024
3	1/4 Gillies St ESSENDON NORTH 3041	\$530,000	22/12/2023

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: 08/02/2024 10:07



Rooms: 4
Property Type: Flat
Land Size: 766.374 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
Year ending December 2023: \$807,500

Comparable Properties



2/62 Napier Cr ESSENDON 3040 (VG)

[Agent Comments](#)



Price: \$570,000
Method: Sale
Date: 04/09/2023
Property Type: Flat/Unit/Apartment (Res)



3/16 Margaret St OAK PARK 3046 (REI)

[Agent Comments](#)



Price: \$558,500
Method: Private Sale
Date: 19/01/2024
Property Type: Unit



1/4 Gillies St ESSENDON NORTH 3041 (REI)

[Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

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