

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 Rosebank Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$1,565,500 Property Type House Suburb Strathmore

Period - From 01/10/2022 to 30/09/2023 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	18 Madel Av STRATHMORE 3041	\$2,170,000	05/10/2023
2	32 Glenview Rd STRATHMORE 3041	\$1,980,000	05/10/2023
3	39 Carnarvon Rd STRATHMORE 3041	\$1,857,000	31/10/2023

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:

11/12/2023 12:20



4 2 4

Property Type: House
Land Size: 886 sqm approx
Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median House Price

Year ending September 2023: \$1,565,500

Comparable Properties



18 Madel Av STRATHMORE 3041 (REI)

5 2 2

Price: \$2,170,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 676 sqm approx

Agent Comments

Quieter street but smaller block.



32 Glenview Rd STRATHMORE 3041 (REI)

3 1 2

Price: \$1,980,000
Method: Sold Before Auction
Date: 05/10/2023
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments

Inferior location and similar block size. Rosebank is a better house.



39 Carnarvon Rd STRATHMORE 3041 (REI)

4 2 2

Price: \$1,857,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Very comparable house but smaller block.