## 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

7 Amar Street, Strathmore Vic 3041

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$900,000			
Median sale pr	ice							
Median price	\$1,508,000	Pro	operty Type	Hou	ISE		Suburb	Strathmore
Period - From	06/11/2022	to	05/11/2023		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 sixmonths 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**<sup>\*</sup> 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:

06/11/2023 13:59

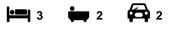


7 Amar Street, Strathmore Vic 3041



Simon Mason (03) 8378 0507 0439 617 844 simonmason@jelliscraig.com.au





 Property Type: House
 06/11/2022 

 Land Size: 318.813 sqm approx
 06/11/2022 

 Agent Comments
 Neat 3 bedroom, 2 bathroom home with double lock up garage

Indicative Selling Price \$850,000 - \$900,000 Median House Price 06/11/2022 - 05/11/2023: \$1,508,000

# **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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