

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$900,000

### Median sale price

Median price

\$1,508,000

Property Type

House

Suburb

Strathmore

Period - From

06/11/2022

to

05/11/2023

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		
3		

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:

06/11/2023 13:59

7 Amar Street, Strathmore Vic 3041

**Jellis  
Craig**

Simon Mason  
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 3    2    2

**Property Type:** House

**Land Size:** 318.813 sqm approx

**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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