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<br>Including suburb and postcode | 16 CARNARVON ROAD STRATHMORE VIC 3041 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,500,000 | & | $1,600,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,650,000 | Property type | House | Suburb | Strathmore |
| Period-from | 01 Feb 2024 | to | 31 Jan 2025 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 38 YORK STREET STRATHMORE VIC 3041 | $1,560,000 | 22-Aug-24 |
| 238 NAPIER STREET STRATHMORE VIC 3041 | $1,550,000 | 16-Nov-24 |
| | | |

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 6 months.

This Statement of Information was prepared on: 21 February 2025

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**38 YORK STREET STRATHMORE VIC 3041**

3 1 2

Sold Price **$1,560,000** Sold Date **22-Aug-24**

Distance **0.71km**




**238 NAPIER STREET STRATHMORE VIC 3041**

2 1 1

Sold Price RS **$1,550,000** Sold Date **16-Nov-24**

Distance **0.84km**

**RS** = Recent sale **UN** = Undisclosed Sale

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