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	10/2 NORTH AVENUE 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	$597,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$832,000	Property type	Unit	Suburb	Strathmore
Period-from	01 Apr 2024	to	31 Mar 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
12/42-50 NAPIER CRESCENT ESSENDON VIC 3040	$585,000	17-Jan-25
204/20 NAPIER STREET ESSENDON VIC 3040	$580,000	22-Nov-24
119/11 GLASS STREET ESSENDON VIC 3040	$605,000	28-Feb-25

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: 04 April 2025

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12/42-50 NAPIER CRESCENT ESSENDON VIC 3040

2 1 1

Sold Price **$585,000** Sold Date **17-Jan-25**

Distance **0.75km**



204/20 NAPIER STREET ESSENDON VIC 3040

2 2 1

Sold Price RS **$580,000** Sold Date **22-Nov-24**

Distance **1.51km**



119/11 GLASS STREET ESSENDON VIC 3040

2 2 1

Sold Price RS **$605,000** UN Sold Date **28-Feb-25**

Distance **0.82km**

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

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