

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 2/5 Dagonet Street, Strathmore, VIC 3041

Indicative selling price

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

Price Range \$700,000 & \$770,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Strathmore (3041)

Period - From 24/03/2020 to 23/03/2021 Source PDOL

Comparable property sales

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
2/35 BALMORAL AVENUE, STRATHMORE VIC 3041	\$790,000	17/11/2020
1/23 PARK STREET, PASCOE VALE VIC 3044	\$773,600	22/12/2020
3/29 DANIN STREET, PASCOE VALE VIC 3044	\$752,000	04/12/2020

This Statement of Information was prepared on: 23/03/2021