

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 22 Henshall Road, Strathmore, VIC 3041

Indicative selling price

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

Price Range \$1,750,000 & \$1,825,000

Median sale price

Median price \$1,290,000 Property Type House Suburb Strathmore (3041)

Period - From 01/10/2019 to 30/09/2020 Source Corelogic

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
180 Napier Street, Essendon, Vic 3040	\$1,825,000	22/10/2020
4 Grammar Street, Strathmore, Vic 3041	\$1,840,000	24/07/2020
30 Brewster Street, Essendon, Vic 3040	\$1,875,000	28/10/2020

This Statement of Information was prepared on: 17/11/2020