



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1 Madel Avenue, STRATHMORE 3041

House



4 beds



2 baths



2 parking

CONSIDINE

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median **House** for **STRATHMORE** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$1,370,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

115 Woodland Street,
Strathmore 3041

Price **\$1,480,000** Sold 04
June 2018

20 Wickham Grove,
Strathmore 3041

Price **\$1,450,000** Sold 09
June 2018

23 Henshall Road,
Strathmore 3041

Price **\$1,406,000** Sold 17
November 2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Considine Real Estate

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