



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Wendora Street,  
STRATHMORE 3041**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **STRATHMORE** for period **Sep 2017 - Feb 2018**  
Sourced from **Pricefinder**.

**\$1,150,000**

### Comparable property sales

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 the most comparable to the property for sale.

**13 Willonga Street,**  
Strathmore 3041

Price **\$1,240,000** Sold 25  
November 2017

**5 Melissa Street,**  
Strathmore 3041

Price **\$1,175,000** Sold 26  
October 2017

**34 Melissa Street,**  
Strathmore 3041

Price **\$1,075,000** Sold 18  
November 2017

### 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

1 Woodland Street,  
Strathmore VIC 3041

### Contact agents



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