

STATEMENT OF INFORMATION

12 DRINA STREET, STRATHMORE, VIC

PREPARED BY NICK WARNER, PENNISI REAL ESTATE, PHONE: 0413 052 407



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 DRINA STREET, STRATHMORE, VIC

3 1 2

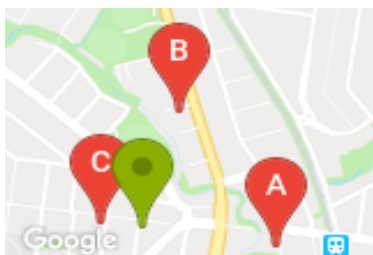
Indicative Selling Price

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

Single Price: **\$1,000,000**

Provided by: Nick Warner, Pennisi Real Estate

MEDIAN SALE PRICE



STRATHMORE, VIC, 3041

Suburb Median Sale Price (House)

\$1,250,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 SOMERSET ST, PASCOE VALE, VIC 3044

3 1 1

Sale Price

***\$995,000**

Sale Date: 28/04/2018

Distance from Property: 444m



1 ADELAIDE ST, PASCOE VALE, VIC 3044

3 2 2

Sale Price

\$965,000

Sale Date: 12/01/2018

Distance from Property: 435m



19 WENDORA ST, STRATHMORE, VIC 3041

2 2 2

Sale Price

\$917,000

Sale Date: 05/02/2018

Distance from Property: 137m



This report has been compiled on 26/06/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 DRINA STREET, STRATHMORE, VIC

Indicative selling price

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

Single Price:

\$1,000,000

Median sale price

Median price

\$1,250,000

House

Unit

Suburb

STRATHMORE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 SOMERSET ST, PASCOE VALE, VIC 3044	*\$995,000	28/04/2018
1 ADELAIDE ST, PASCOE VALE, VIC 3044	\$965,000	12/01/2018
19 WENDORA ST, STRATHMORE, VIC 3041	\$917,000	05/02/2018