

# 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

10 Downes Street, Strathmore Vic 3041

### Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Strathmore

Period - From 01/01/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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
1	98 Glass St ESSENDON 3040	\$1,612,000	17/01/2024
2	235 Pascoe Vale Rd ESSENDON 3040	\$1,600,000	05/02/2024
3	20 Woodland St STRATHMORE 3041	\$1,550,000	04/12/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/02/2024 11:40



**Rooms:** 5

**Property Type:** House

**Land Size:** 677 sqm approx

**Agent Comments**

Original family home offering 2 bed, 1 bath, 2 car & a pool.

## Comparable Properties



**98 Glass St ESSENDON 3040 (REI)**



**Agent Comments**

Larger block of land but house is not liveable.

**Price:** \$1,612,000

**Method:** Private Sale

**Date:** 17/01/2024

**Property Type:** House

**Land Size:** 695 sqm approx



**235 Pascoe Vale Rd ESSENDON 3040 (REI)**



**Agent Comments**

Bigger house on a main road.

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 643 sqm approx



**20 Woodland St STRATHMORE 3041 (REI/VG)**



**Agent Comments**

Better house in an inferior position.

**Price:** \$1,550,000

**Method:** Sold Before Auction

**Date:** 04/12/2023

**Property Type:** House (Res)

**Land Size:** 650 sqm approx