## 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								
Range betwee	n <b>\$1,650,000</b>		&		\$1,750,000			
Median sale price								
Median price	\$1,500,000	Property Type Hou		se		Suburb	Strathmore	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress 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



10 Downes Street, Strathmore Vic 3041



**Chauntel Considine** 

9379 2000 0407 741 456





Rooms: 5 Property Type: House Land Size: 677 sqm approx chauntelconsidine@jelliscraig.com.au Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending December 2023: \$1,500,000

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

# **Comparable Properties**

98 Glass St ESSENDON 3040 (REI) 3 1 2 Price: \$1,612,000 Method: Private Sale Date: 17/01/2024 Property Type: House Land Size: 695 sqm approx	Agent Comments Larger block of land but house is not liveable.
235 Pascoe Vale Rd ESSENDON 3040 (REI) 4 2 2 2 Price: \$1,600,000 Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 643 sqm approx	Agent Comments Bigger house on a main road.
20 Woodland St STRATHMORE 3041 (REI/VG) 4 2 3 Price: \$1,550,000 Method: Sold Before Auction Date: 04/12/2023 Property Type: House (Res) Land Size: 650 sqm approx	Agent Comments Better house in an inferior position.

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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