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

11 Peck Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,150,000		&		\$1,250,000			
Median sale price								
Median price	\$1,639,250	Pro	Property Type Hou		ISE		Suburb	Strathmore
Period - From	01/07/2022	to	30/06/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	36a Lind St STRATHMORE 3041	\$1,325,000	07/07/2023
2	18a Strathaird St STRATHMORE 3041	\$1,250,000	10/05/2023
3	16 Fenacre St STRATHMORE 3041	\$1,090,000	07/07/2023

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:

01/08/2023 17:05









Rooms: 6 Property Type: House Agent Comments 12 year old home with own title Chauntel Considine 9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending June 2023: \$1,639,250

Comparable Properties

36a Lind St STRATHMORE 3041 (REI) 3 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments Brand New townhouse high end fit out closer to amenities		
Price: \$1,325,000 Method: Sold Before Auction Date: 07/07/2023 Property Type: House (Res)			
18a Strathaird St STRATHMORE 3041 (REI)	Agent Comments Newer property with additional bathrooms		

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Price: \$1,250,000 Method: Private Sale Date: 10/05/2023 Property Type: House

16 Fenacre St STRATHMORE 3041 (REI)

Price: \$1,090,000 Method: Private Sale Date: 07/07/2023 Property Type: Townhouse (Single)

Agent Comments

Adjoining townhouse directly under flight path inferior location busy street, smaller internally, 1 car garage

Account - Jellis Craig | P: 03 9379 2000



propertydata

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