

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

13 Woolart Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,532,500 Property Type House Suburb Strathmore

Period - From 01/04/2023 to 31/03/2024 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	34 Strelton Av STRATHMORE 3041	\$1,250,000	27/04/2024
2	27 Melissa St STRATHMORE 3041	\$1,220,000	20/04/2024
3	2 Vernon St STRATHMORE 3041	\$960,000	20/04/2024

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:

06/05/2024 17:12



3 1 2

Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Brick rendered family home, 3 Bedroom 1 Bathroom 2 Car with plans for development.

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending March 2024: \$1,532,500

Comparable Properties



34 Strelton Av STRATHMORE 3041 (REI)

3 3 2

Price: \$1,250,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Superior house as much larger internally and much larger land on 836sqm. Inferior as our house is better presented. This property is worth considerably more on land value alone.



27 Melissa St STRATHMORE 3041 (REI)

3 1 2

Price: \$1,220,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 628 sqm approx

Agent Comments

Superior as a brick home in pristine condition. It is also a superior location within walking distance to the Napier Street shopping precinct. It is also a flatter block of land which makes it easier to build on. Inferior as our property is better presented.



2 Vernon St STRATHMORE 3041 (REI)

3 1 1

Price: \$960,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Agent Comments

Superior location due to distance to Napier Street Shopping precinct. Inferior as close to freeway which may detract some buyers. Woolart Street is also better presented home.