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 betwee	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,532,500	Pro	operty Type	Hou	ISE		Suburb	Strathmore	
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	34 Streldon 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







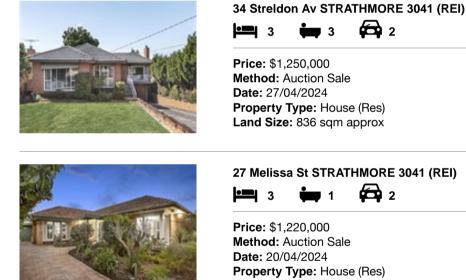


Property Type: House (Res) Land Size: 697 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2024: \$1,532,500

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

Comparable Properties





Land Size: 628 sqm approx

Agent Comments

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.

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.



2 Vernon St STRATHMORE 3041 (REI)



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.

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





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