

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 244 Woodland Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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	20A Henshall Rd STRATHMORE 3041	\$1,880,000	14/10/2023
2	12 Henshall Rd STRATHMORE 3041	\$1,850,000	16/10/2023
3	54a Price St ESSENDON 3040	\$1,832,000	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: 15/03/2024 17:08



Property Type: Townhouse

Agent Comments

Modern 4 bedroom, 2 bathroom double storey townhouse with 3 car garage, located in prime pocket of Strathmore.

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending December 2023: \$1,500,000

Comparable Properties



20A Henshall Rd STRATHMORE 3041 (REI/VG)

Agent Comments



Superior location on quiet street also a newer build. Inferior as smaller garage and no pool.

Price: \$1,880,000

Method: Private Sale

Date: 14/10/2023

Property Type: House

Land Size: 304 sqm approx



12 Henshall Rd STRATHMORE 3041 (REI/VG)

Agent Comments



Superior location on quiet street. Inferior as smaller garage and no pool.

Price: \$1,850,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: House (Res)

Land Size: 304 sqm approx



54a Price St ESSENDON 3040 (REI)

Agent Comments



Inferior car accommodation, New build in Essendon with similar interior, Does not have pool

Price: \$1,832,000

Method: Sold Before Auction

Date: 04/12/2023

Property Type: House (Res)