

# 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

260 Napier Street, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$1,565,500 Property Type House Suburb Strathmore

Period - From 01/10/2022 to 30/09/2023 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	1 Balmanno Cr STRATHMORE 3041	\$2,152,000	19/08/2023
2	51 Bournian Av STRATHMORE 3041	\$2,022,000	02/08/2023
3	232 Napier St STRATHMORE 3041	\$1,906,000	08/07/2023

**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:

18/10/2023 11:24



3   2   2

**Property Type:** House

**Land Size:** 650 sqm approx

**Agent Comments**

Double storey family home offering 3 bedrooms, 2 bathrooms and 2 car spaces

## Comparable Properties



**1 Balmanno Cr STRATHMORE 3041 (REI)**

3   2   6

**Agent Comments**

Larger land, home needs renovating

**Price:** \$2,152,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House

**Land Size:** 791 sqm approx



**51 Bournian Av STRATHMORE 3041 (REI)**

4   3   4

**Agent Comments**

Smaller single level home on sloping block

**Price:** \$2,022,000

**Method:** Sold Before Auction

**Date:** 02/08/2023

**Property Type:** House (Res)

**Land Size:** 770 sqm approx



**232 Napier St STRATHMORE 3041 (REI/VG)**

4   2   4

**Agent Comments**

Original home on less land needs more work internally

**Price:** \$1,906,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 627 sqm approx