## 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									
Range betwee	ו \$1,950,000		&		\$2,145,000				
Median sale price									
Median price	\$1,565,500	Pro	Property Type Hou		ISE		Suburb	Strathmore	
Period - From	01/10/2022	to	30/09/2023		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.

Ado	dress 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

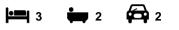




**Chauntel Considine** 

9379 2000





Property Type: House Land Size: 650 sqm approx Agent Comments 0407 741 456 chauntelconsidine@jelliscraig.com.au Indicative Selling Price

\$1,950,000 - \$2,145,000 **Median House Price** Year ending September 2023: \$1,565,500

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

# **Comparable Properties**

1 Balmanno Cr STRATHMORE 3041 (REI)   Image: Balmanno Cr Strate   Image: Balmanno Cr Strate	Agent Comments Larger land, home needs renovating
51 Bournian Av STRATHMORE 3041 (REI) 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments Smaller single level home on sloping block
232 Napier St STRATHMORE 3041 (REI/VG) 2 2 4 Price: \$1,906,000 Method: Auction Sale Date: 08/07/2023 Property Type: House (Res) Land Size: 627 sqm approx	Agent Comments Original home on less land needs more work — internally

#### Account - Jellis Craig | P: 03 9379 2000



Propertydata

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