

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

27 Melissa Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

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	27 Fenacre St STRATHMORE 3041	\$1,360,000	12/12/2023
2	19 Brosnan Cr STRATHMORE 3041	\$1,304,000	24/02/2024
3	43 Hillside Pde STRATHMORE 3041	\$1,212,000	05/03/2024

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:

07/03/2024 13:36



Property Type: House

Agent Comments

Original home offering 3 bedrooms, 1 bathroom and 2 car spaces

Comparable Properties



27 Fenacre St STRATHMORE 3041 (REI/VG)



Agent Comments

Larger home on more land

Price: \$1,360,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 739 sqm approx

19 Brosnan Cr STRATHMORE 3041 (REI)



Agent Comments

Similar age and overall size

Price: \$1,304,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



43 Hillside Pde STRATHMORE 3041 (REI)



Agent Comments

Similar age and overall size on a sloping block

Price: \$1,212,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 650 sqm approx