Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/6 Roslyn Street, Strathmore Vic 3041
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$650,000	&	\$710,000

Median sale price

Median price	\$807,500	Pro	perty Type	Unit		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

Auc	areas or comparable property	1 1100	Date of Sale
1	5/165 Mascoma St STRATHMORE 3041	\$720,000	17/02/2024
2	1/18 Bolingbroke St PASCOE VALE 3044	\$680,000	02/03/2024
3	5 Douglas St PASCOE VALE 3044	\$655,000	17/02/2024

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:	23/03/2024 16:39



Date of sale



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Indicative Selling Price \$650,000 - \$710,000 **Median Unit Price** Year ending December 2023: \$807,500



Rooms: 5

Property Type: Unit **Agent Comments**

Villa unit offering 3 bed, 1 bath & 1 car.

Comparable Properties

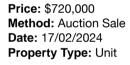


5/165 Mascoma St STRATHMORE 3041 (REI)



Agent Comments

Large 2 bed villa unit on bigger land.





1/18 Bolingbroke St PASCOE VALE 3044 (REI)

——— 2





Agent Comments

2 bed villa unit with street frontage.

Price: \$680,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit



5 Douglas St PASCOE VALE 3044 (REI)



Price: \$655.000 Method: Auction Sale Date: 17/02/2024 Property Type: Villa

Agent Comments

2 bed villa unit with street frontage and no OC.

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