

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

3/6 Roslyn Street, Strathmore Vic 3041

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 Property 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	Price	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

3/6 Roslyn Street, Strathmore Vic 3041

**Jellis
Craig**

Chauntel Considine

9379 2000

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Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

Year ending December 2023: \$807,500



 3  1  1

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

 2  1  1

Large 2 bed villa unit on bigger land.

Price: \$720,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



1/18 Bolingbroke St PASCOE VALE 3044 (REI)

Agent Comments

 2  1  2

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)

Agent Comments

 2  1  1

2 bed villa unit with street frontage and no OC.

Price: \$655,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Villa

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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