## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Odin Street, Strathmore Vic 3041

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,650,000		&		\$1,750,000			
Median sale price								
Median price	\$1,532,500	Property Type Ho		Hou	ouse		Suburb	Strathmore
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	18 Pleasant St PASCOE VALE 3044	\$1,820,000	15/06/2024
2	65 Hillsyde Pde STRATHMORE 3041	\$1,740,000	28/02/2024
3	38 Collegian Av STRATHMORE 3041	\$1,735,000	07/06/2024

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:

08/07/2024 10:31





**Chauntel Considine** 





Property Type: House (Res)Land Size: 697 sqm approxYeaAgent CommentsRenovated family home offering 5 bed, 2 bath & 2 car.

9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au Indicative Selling Price

Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price Year ending March 2024: \$1,532,500

# **Comparable Properties**

18 Pleasant St PASCOE VALE 3044 (REI) 4 3 2 Price: \$1,820,000 Method: Auction Sale Date: 15/06/2024 Property Type: House (Res) Land Size: 975 sqm approx	Agent Comments Larger block but home is more dated.
65 Hillsyde Pde STRATHMORE 3041 (REI/VG) 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments Extra bath on a sloping block.
38 Collegian Av STRATHMORE 3041 (REI) 4 2 4 Price: \$1,735,000 Method: Private Sale Date: 07/06/2024 Property Type: House (Res) Land Size: 664 sqm approx	Agent Comments Same accommodation on a smaller block.

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



propertydata

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