

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 Odin Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,532,500

Property Type House

Suburb Strathmore

Period - From 01/04/2023

to 31/03/2024

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	18 Pleasant St PASCOE VALE 3044	\$1,820,000	15/06/2024
2	65 Hillside 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



Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments

Renovated family home offering 5 bed, 2 bath & 2 car.

Comparable Properties



18 Pleasant St PASCOE VALE 3044 (REI)



Agent Comments

Larger block but home is more dated.

Price: \$1,820,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House (Res)

Land Size: 975 sqm approx



65 Hillside Pde STRATHMORE 3041 (REI/VG)



Agent Comments

Extra bath on a sloping block.

Price: \$1,740,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res)

Land Size: 717 sqm approx



38 Collegian Av STRATHMORE 3041 (REI)



Agent Comments

Same accommodation on a smaller block.

Price: \$1,735,000

Method: Private Sale

Date: 07/06/2024

Property Type: House (Res)

Land Size: 664 sqm approx