

# 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 34 Strelton Avenue, Strathmore Vic 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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	26 Woolart St STRATHMORE 3041	\$1,200,000	11/11/2023
2	42 New Rd OAK PARK 3046	\$1,050,000	15/11/2023
3	402 Mascoma St STRATHMORE HEIGHTS 3041	\$1,030,000	01/12/2023

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: 02/04/2024 12:43



**Property Type:** House

Agent Comments

BV home offering 3 bed + study, 3 bath & 2 car.

## Comparable Properties



**26 Woolart St STRATHMORE 3041 (REI/VG)**



Agent Comments

Similar land with an extra bed & bath.

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 838 sqm approx



**42 New Rd OAK PARK 3046 (REI)**



Agent Comments

Similar vintage & size.

**Price:** \$1,050,000

**Method:** Sold Before Auction

**Date:** 15/11/2023

**Property Type:** House (Res)



**402 Mascoma St STRATHMORE HEIGHTS 3041 (REI/VG)**



Agent Comments

Newer internally.

**Price:** \$1,030,000

**Method:** Sold Before Auction

**Date:** 01/12/2023

**Property Type:** House (Res)

**Land Size:** 613 sqm approx