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 Streldon Avenue, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$1,500,000	Pro	operty Type	Hou	ISE		Suburb	Strathmore	
Period - From	01/01/2023	to	31/12/2023		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.

Add	dress 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





Chauntel Considine

9379 2000

COOPLERY - 2024 Althus: ONE 6 / Althus, Makel Technologies



Property Type: HouseAgent CommentsYeaBV home offering 3 bed + study, 3 bath & 2 car.

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

\$1,000,000 - \$1,100,000 Median House Price Year ending December 2023: \$1,500,000

Agent Comments

Agent Comments

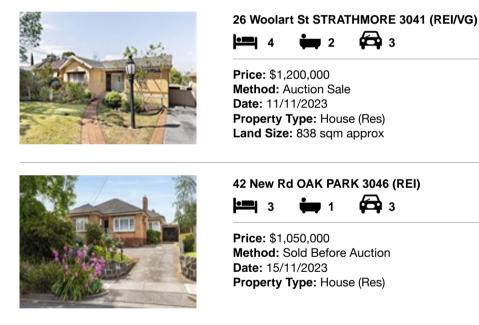
Agent Comments

Newer internally.

Similar vintage & size.

Similar land with an extra bed & bath.

Comparable Properties





402 Mascoma St STRATHMORE HEIGHTS 3041 (REI/VG)

1 - 1 3 **1 - 1** 2 **1 - 1** 2

Price: \$1,030,000 Method: Sold Before Auction Date: 01/12/2023 Property Type: House (Res) Land Size: 613 sqm approx

Account - Jellis Craig | P: 03 9379 2000



propertydata

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