

# 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 3b Wendora Street, 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 \$1,590,000 & \$1,690,000

### Median sale price

Median price \$1,639,250 Property Type House Suburb Strathmore

Period - From 01/07/2022 to 30/06/2023 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	131 Mascoma St STRATHMORE 3041	\$1,690,000	17/06/2023
2	7 Peck Av STRATHMORE 3041	\$1,670,000	27/05/2023
3	63 Mascoma St STRATHMORE 3041	\$1,485,000	15/06/2023

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: 17/08/2023 16:16



**Property Type:** House

**Agent Comments**

Modern town home offering 4 bed + study, 3 bath, 2 living & 2 car & pool.

## Comparable Properties



**131 Mascoma St STRATHMORE 3041 (REI)**



**Agent Comments**

Offers 2 extra bedrooms on a busier street.

**Price:** \$1,690,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 426 sqm approx



**7 Peck Av STRATHMORE 3041 (REI)**



**Agent Comments**

Different style home with similar accommodation including a pool.

**Price:** \$1,670,000

**Method:** Private Sale

**Date:** 27/05/2023

**Property Type:** House



**63 Mascoma St STRATHMORE 3041 (REI/VG)**



**Agent Comments**

Smaller property on a busier street & without a pool.

**Price:** \$1,485,000

**Method:** Private Sale

**Date:** 15/06/2023

**Property Type:** House

**Land Size:** 348 sqm approx