

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

43a Lebanon Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	34 Strelton Av STRATHMORE 3041	\$1,250,000	27/04/2024
2	27 Melissa St STRATHMORE 3041	\$1,220,000	20/04/2024
3	1a Longview St PASCOE VALE 3044	\$1,130,000	16/03/2024

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:

29/04/2024 13:45



Rooms: 5

Property Type: House (Res)

Land Size: 264 sqm approx

Agent Comments

Freestanding home offering 3 bed, 2 bath & 2 car.

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2024: \$1,532,500

Comparable Properties



34 Strelton Av STRATHMORE 3041 (REI)



Agent Comments

Older home on larger land.

Price: \$1,250,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 836 sqm approx



27 Melissa St STRATHMORE 3041 (REI)



Agent Comments

Older home on larger land.

Price: \$1,220,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 628 sqm approx



1a Longview St PASCOE VALE 3044 (REI)



Agent Comments

1 extra bed located in Pascoe Vale.

Price: \$1,130,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)