

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 45 Caravelle Crescent, Strathmore Heights Vic 3041

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Strathmore Heights

Period - From 13/07/2022 to 12/07/2023 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	114 Bowes Av AIRPORT WEST 3042	\$950,000	06/04/2023
2	208 Mascoma St STRATHMORE 3041	\$905,000	17/03/2023
3	21 Victoria St OAK PARK 3046	\$890,000	14/06/2023

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: 13/07/2023 18:32

45 Caravelle Crescent, Strathmore Heights Vic 3041

**Jellis
Craig**

Chauntel Considine
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 3  2  2

Rooms: 5
Property Type: House
Land Size: 535 sqm approx

Agent Comments

Single level home offering 3 bedrooms 2 bathrooms and 2 car spaces.

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

13/07/2022 - 12/07/2023: \$1,050,000

Comparable Properties



114 Bowes Av AIRPORT WEST 3042 (VG)

 4  -  -

Price: \$950,000
Method: Sale
Date: 06/04/2023
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Bigger block located in Airport West.



208 Mascoma St STRATHMORE 3041 (REI/VG)

 3  1  2

Price: \$905,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 534 sqm approx

Agent Comments

Similar age and overall size with 1 less bath.



21 Victoria St OAK PARK 3046 (REI)

 2  1  2

Price: \$890,000
Method: Private Sale
Date: 14/06/2023
Property Type: House
Land Size: 578 sqm approx

Agent Comments

Smaller home on a bigger block.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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