

# 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 59 Hillside Parade, 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,565,500 Property Type House Suburb Strathmore

Period - From 01/10/2022 to 30/09/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

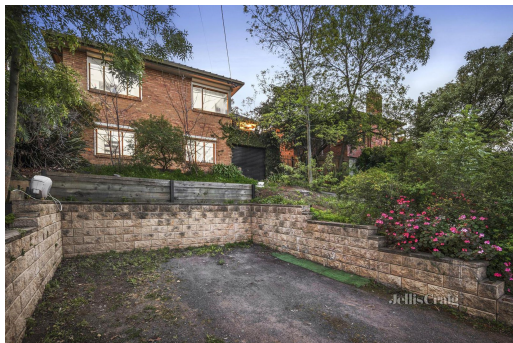
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	37 First Av STRATHMORE 3041	\$1,300,000	11/10/2023
2	26 Margaret St OAK PARK 3046	\$1,220,000	17/08/2023
3	19 Roslyn St STRATHMORE 3041	\$1,215,000	30/06/2023

**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: 31/10/2023 11:45



3   1   3

**Property Type:** House  
**Land Size:** 650 sqm approx

**Agent Comments**

Brick double storey home offering 3 bed, 1 bath & 3 car.

## Comparable Properties



**37 First Av STRATHMORE 3041 (REI)**

3   1   3

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** House  
**Land Size:** 694 sqm approx

**Agent Comments**

Similar age and overall size



**26 Margaret St OAK PARK 3046 (REI)**

4   2   3

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 17/08/2023  
**Property Type:** House

**Agent Comments**

Bigger block located in Oak Park.

**19 Roslyn St STRATHMORE 3041 (REI/VG)**

2   -   -

**Price:** \$1,215,000  
**Method:** Private Sale  
**Date:** 30/06/2023  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

**Agent Comments**

Larger land, home not as updated and inferior position