

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

5A Esmale Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	3B Wendora St STRATHMORE 3041	\$1,800,000	09/09/2023
2	131 Mascoma St STRATHMORE 3041	\$1,690,000	17/06/2023
3	7 Esmale St STRATHMORE 3041	\$1,515,000	24/08/2023

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:

21/11/2023 12:43



Property Type: House

Agent Comments

Brand new large town home over 36 squares side by side

Comparable Properties



3B Wendora St STRATHMORE 3041 (REI)



Agent Comments

Larger with pool and basement superior location closer to amenities

Price: \$1,800,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 416 sqm approx



131 Mascoma St STRATHMORE 3041 (REI/VG)



Agent Comments

Larger property, inferior location, unit at the rear shared driveway

Price: \$1,690,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 426 sqm approx



7 Esmale St STRATHMORE 3041 (REI)



Agent Comments

Next door larger land inferior build, house on it's own title

Price: \$1,515,000

Method: Private Sale

Date: 24/08/2023

Property Type: House

Land Size: 739 sqm approx