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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	between \$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,565,500	Pro	operty Type	Hou	ISE		Suburb	Strathmore
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress 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



5A Esmale Street, Strathmore Vic 3041



Chauntel Considine 9379 2000 0407 741 456 chauntelconsidine@jelliscraig.com.au





Property Type: HouseAgent CommentsYear endingBrand new large town home over 36 squares side by side

Indicative Selling Price \$1,550,000 - \$1,650,000 Median House Price Year ending September 2023: \$1,565,500

Comparable Properties

3B Wendora St STRATHMORE 3041 (REI) 4 3 3 3 Price: \$1,800,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 416 sqm approx	Agent Comments Larger with pool and basement superior location closer to ammenities
131 Mascoma St STRATHMORE 3041 (REI/VG)Image: 6Image: 3Image: 3Price: \$1,690,000Image: 3Method: Auction SaleDate: 17/06/2023Property Type: House (Res)Land Size: 426 sqm approx	Agent Comments Larger property, inferior location, unit at the rear shared driveway
7 Esmale St STRATHMORE 3041 (REI) 4 2 6 Price: \$1,515,000 Method: Private Sale Date: 24/08/2023 Property Type: House Land Size: 739 sqm approx	Agent Comments Next door larger land inferior build, house on it's own title

Account - Jellis Craig | P: 03 9379 2000



propertydata

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