

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 65 Hillside Parade, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Strathmore

Period - From 01/01/2023 to 31/12/2023 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	11 Brewster St ESSENDON 3040	\$1,925,000	22/11/2023
2	27 Collins St ESSENDON 3040	\$1,870,000	30/08/2023
3	200 Napier St ESSENDON 3040	\$1,760,000	31/10/2023

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: 16/01/2024 16:57



Property Type: House (Res)

Land Size: 717 sqm approx

Agent Comments

4 bedroom family home, elevated allotment, outdoor pool, high quality finishes & ample storage.

Indicative Selling Price

\$1,650,000 - \$1,780,000

Median House Price

Year ending December 2023: \$1,500,000

Comparable Properties



11 Brewster St ESSENDON 3040 (REI/VG)



Price: \$1,925,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

Smaller land, superior location



27 Collins St ESSENDON 3040 (REI/VG)



Price: \$1,870,000

Method: Private Sale

Date: 30/08/2023

Property Type: House

Land Size: 478 sqm approx

Agent Comments

Offers similar accommodation (4 bed, 3 bath). Inferior garage space and does not have a pool. Also a smaller block. Superior in location due to proximity to transport, shops, amenities and a flatter block. Grand street appeal with period faade.



200 Napier St ESSENDON 3040 (REI)



Price: \$1,760,000

Method: Private Sale

Date: 31/10/2023

Property Type: House (Res)

Land Size: 670 sqm approx

Agent Comments

Slightly busier Rd home not as updated