

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

7 PALAGIA COURT STRATHMORE HEIGHTS VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,101,250

Property type

House

Suburb

Strathmore Heights

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

344 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041	\$980,000	16-Dec-23
23 TASMAN AVENUE STRATHMORE HEIGHTS VIC 3041	\$900,000	16-Jan-24
45 CARAVELLE CRESCENT STRATHMORE HEIGHTS VIC 3041	\$955,000	04-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 23 January 2024



**344 MASCOMA STREET
STRATHMORE HEIGHTS VIC 3041**

 3  2  2

Sold Price ^{RS} **\$980,000** Sold Date **16-Dec-23**

Distance **0.64km**



**23 TASMAN AVENUE
STRATHMORE HEIGHTS VIC 3041**

 4  2  2

Sold Price ^{RS} **\$900,000** Sold Date **16-Jan-24**

Distance **0.4km**



**45 CARAVELLE CRESCENT
STRATHMORE HEIGHTS VIC 3041**

 3  2  2

Sold Price **\$955,000** Sold Date **04-Aug-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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