

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

72 Willonga Street, Strathmore Vic 3041

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,532,500

Property Type

House

Suburb

Strathmore

Period - From

01/04/2023

to

31/03/2024

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	17 Ridge Rd OAK PARK 3046	\$1,170,000	25/05/2024
2	86 Austin Cr PASCOE VALE 3044	\$1,000,000	30/05/2024
3	210 Mascoma St STRATHMORE 3041	\$960,000	13/06/2024

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:

08/07/2024 11:29



Property Type: House

Agent Comments

Original brick home offering 3 bed, 1 bath & 4 car.

Comparable Properties



17 Ridge Rd OAK PARK 3046 (REI)



Agent Comments

Smaller land but a superior home.

Price: \$1,170,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 596 sqm approx



86 Austin Cr PASCOE VALE 3044 (REI)



Agent Comments

Similar style home on a corner block.

Price: \$1,000,000

Method: Private Sale

Date: 30/05/2024

Property Type: House (Res)



210 Mascoma St STRATHMORE 3041 (REI)



Agent Comments

Smaller block with more accommodation.

Price: \$960,000

Method: Sold Before Auction

Date: 13/06/2024

Property Type: House (Res)

Land Size: 557 sqm approx