Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	77 Mascoma Street, Strathmore Vic 3041
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,780,000	&	\$1,880,000
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Median sale price

Median price	\$1,500,000	Pro	perty 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

	areas or comparable property	1 1100	Date of Sale
1	48 Bournian Av STRATHMORE 3041	\$1,955,000	02/03/2024
2	260 Napier St STRATHMORE 3041	\$1,902,500	16/12/2023
3	65 Hillsyde Pde STRATHMORE 3041	\$1,740,000	28/02/2024

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:	19/03/2024 13:11



Date of sale



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> **Indicative Selling Price** \$1,780,000 - \$1,880,000 **Median House Price**

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

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

Renovated family home offering 5 bed, 2 bath & 2 car



Comparable Properties



48 Bournian Av STRATHMORE 3041 (REI)

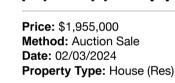






Agent Comments

Offers 1 less bed in a superior location





260 Napier St STRATHMORE 3041 (REI)







Price: \$1,902,500 Method: Private Sale Date: 16/12/2023

Property Type: House Land Size: 650 sqm approx Agent Comments

Offers less accommodation closer to amenities.











Agent Comments

Similar size home on a sloping block.

Price: \$1,740,000

Method: Sold Before Auction

Date: 28/02/2024

Property Type: House (Res) Land Size: 717 sqm approx

Account - Jellis Craig | P: 03 9379 2000



