

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

77 Mascoma Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,780,000 & \$1,880,000

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	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 Hillside 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



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

Price: \$1,955,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)



260 Napier St STRATHMORE 3041 (REI)



Agent Comments

Offers less accommodation closer to amenities.

Price: \$1,902,500

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 650 sqm approx



65 Hillside Pde STRATHMORE 3041 (REI)



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