## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Marks Street, Strathmore Vic 3041

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,320,000									
Median sale price										
Median price	\$807,500	Pro	operty Type	Unit	t		Suburb	Strathmore		
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	55a Roland Av STRATHMORE 3041	\$1,460,000	06/10/2023
2			
3			

OR

**B**<sup>\*</sup> 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:

27/03/2024 10:30





Kieran Moloney 8378 0500





Rooms: 4 Property Type: Villa Unit Agent Comments Villa unit with no OC offering 2 bed, 2 bath, 2 living & a double garage.

0400 634 565 kieranmoloney@jelliscraig.com.au **Indicative Selling Price** \$1,320,000

**Median Unit Price** Year ending December 2023: \$807,500

# **Comparable Properties**



55a Roland Av STRATHMORE 3041 (REI/VG) **-** 3

2 2

Price: \$1,460,000 Method: Private Sale Date: 06/10/2023 Property Type: Townhouse (Single) Agent Comments

Brand new with a 3rd bedroom.

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.

#### Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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