

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 9 Collegian Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,628,500 Property Type House Suburb Strathmore

Period - From 01/01/2024 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	200 Napier St ESSENDON 3040	\$1,760,000	31/10/2023
2	12 Grammar St STRATHMORE 3041	\$1,807,500	29/02/2024
3	260 Napier St STRATHMORE 3041	\$1,902,500	16/12/2023

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: 12/04/2024 16:01



 3  2  3

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2024: \$1,628,500

Comparable Properties



200 Napier St ESSENDON 3040 (REI/VG)

Agent Comments

 5  1  2

Price: \$1,760,000

Method: Private Sale

Date: 31/10/2023

Property Type: House (Res)

Land Size: 670 sqm approx



12 Grammar St STRATHMORE 3041 (REI)

Agent Comments

 4  1  2

Price: \$1,807,500

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 644 sqm approx



260 Napier St STRATHMORE 3041 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,902,500

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 650 sqm approx

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