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	10 Downes Street, Strathmore Vic 3041

Indicative selling price

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

Single price $1,610,000

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	65 Hillsyde Pde STRATHMORE 3041	$1,740,000	28/02/2024
2	24 Flower St ESSENDON 3040	$1,672,000	16/03/2024
3	3 Westgate St PASCOE VALE SOUTH 3044	$1,560,000	16/03/2024

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: 19/04/2024 16:00

10 Downes Street, Strathmore Vic 3041

Chauntel Considine
9379 2000
0407 741 456
chauntelconsidine@jelliscraig.com.au



2 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 677 sqm approx

Indicative Selling Price
$1,610,000
Median House Price
Year ending March 2024: $1,532,500

Agent Comments

Original family home offering 2 bed, 1 bath, 2 car & a pool.

Comparable Properties



65 Hillsyde Pde STRATHMORE 3041 (REI)

4 3 4

Price: $1,740,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

Larger renovated home in the next street.



24 Flower St ESSENDON 3040 (REI)

4 2 2

Price: $1,672,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)

Agent Comments

Offers more accommodation on smaller land.



3 Westgate St PASCOE VALE SOUTH 3044 (REI)

4 2 3

Price: $1,560,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 779 sqm approx

Agent Comments

Larger block located in PVS.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.