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	8 Marks Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,100,000 & $1,200,000

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	1/6 Salter St ESSENDON 3040	$1,208,000	20/04/2024
2	1/11 Lloyd St STRATHMORE 3041	$1,200,000	31/05/2024
3	43a Lebanon St STRATHMORE 3041	$1,035,000	22/06/2024

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: 03/07/2024 10:26

8 Marks Street, Strathmore Vic 3041

Kieran Moloney
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2 2 2

Rooms: 4
Property Type: House
Land Size: 332 sqm approx

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2024: $1,532,500

Agent Comments

Home with no shared land or OC, offering 2 bed, 2 bath, 2 living & a double garage.

Comparable Properties



1/6 Salter St ESSENDON 3040 (REI)

3 2 1

Price: $1,208,000
Method: Auction Sale
Date: 20/04/2024
Rooms: 5
Property Type: Unit

Agent Comments

Has an extra bed but only a single garage and 2 units behind with a shared driveway.



1/11 Lloyd St STRATHMORE 3041 (REI)

3 1 2

Price: $1,200,000
Method: Private Sale
Date: 31/05/2024
Property Type: Unit

Agent Comments

Newer internally but only 1 bath & a single garage has a 2nd unit located behind. Has an extra bed.



43a Lebanon St STRATHMORE 3041 (REI)

3 1 2

Price: $1,035,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)

Agent Comments

Has an extra bed in an inferior location.

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