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	17 Wood Street, Strathmore Vic 3041

Indicative selling price

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

Single price $1,675,000

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	5A Esmale St STRATHMORE 3041	$1,710,000	22/01/2024
2			
3			

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: 07/05/2024 10:10

17 Wood Street, Strathmore Vic 3041



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Modern 4 Bedroom 2 Bathroom 2 Car in a prestige pocket of Strathmore

Indicative Selling Price
$1,675,000
Median House Price
Year ending March 2024: $1,532,500

Comparable Properties



5A Esmale St STRATHMORE 3041 (REI)

4 3 2

Price: $1,710,000
Method:
Date: 22/01/2024
Property Type: House

Agent Comments

Recent sale in Strathmore, superior home, floorplan and finishes, Larger block size and outdoor entertaining area. Inferior location, has only a single car garage.

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

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.