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<br>Including suburb and postcode | 4/132 Lebanon Street, Strathmore Vic 3041 |

## Indicative selling price

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

Range between $650,000 & $690,000

## Median sale price

Median price $764,000 Property Type Unit 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 | 3/16 Gregory St OAK PARK 3046 | $687,000 | 16/03/2024 |
| 2 | 4/17 Cartwright St OAK PARK 3046 | $675,500 | 31/01/2024 |
| 3 | 3/21 Nerissa Gr OAK PARK 3046 | $650,000 | 07/03/2024 |

**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: 10/05/2024 14:11

# 4/132 Lebanon Street, Strathmore Vic 3041

Kieran Moloney
8378 0500
0400 634 565
kieranmoloney@jelliscraig.com.au




2 2 1

**Rooms:** 3
**Property Type:** Townhouse (Res)

Agent Comments

Modern townhouse offering 2 bed, 2 bath & 1 car.

**Indicative Selling Price**
$650,000 - $690,000
**Median Unit Price**
Year ending March 2024: $764,000

## Comparable Properties



**3/16 Gregory St OAK PARK 3046 (REI/VG)**

2 2 1

**Price:** $687,000
**Method:** Auction Sale
**Date:** 16/03/2024
**Property Type:** Townhouse (Res)

Agent Comments

Similar size and accommodation.



**4/17 Cartwright St OAK PARK 3046 (REI/VG)**

2 1 1

**Price:** $675,500
**Method:** Private Sale
**Date:** 31/01/2024
**Rooms:** 4
**Property Type:** Townhouse (Res)
**Land Size:** 145 sqm approx

Agent Comments

Newer townhouse with 1 less bath.



**3/21 Nerissa Gr OAK PARK 3046 (REI/VG)**

2 2 1

**Price:** $650,000
**Method:** Sold Before Auction
**Date:** 07/03/2024
**Rooms:** 4
**Property Type:** Townhouse (Res)
**Land Size:** 121 sqm approx

Agent Comments

Brand new townhouse.



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