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	24a Roland Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between $900,000 & $990,000

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	43a Lebanon St STRATHMORE 3041	$1,035,000	22/06/2024
2	1/15 Duffy St ESSENDON NORTH 3041	$940,000	22/06/2024
3	36a Dublin Av STRATHMORE 3041	$850,000	14/05/2024

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: 25/06/2024 10:35

24a Roland Avenue, Strathmore Vic 3041

Christian Lonzi
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3 2 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Modern townhouse offering 3 bed, 2 bath & 2 car.

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending March 2024: $764,000

Comparable Properties



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

Offers a double garage on a busier street.



1/15 Duffy St ESSENDON NORTH 3041 (REI)

3 2 1

Price: $940,000
Method: Auction Sale
Date: 22/06/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 234 sqm approx

Agent Comments

Similar size in a larger complex.



36a Dublin Av STRATHMORE 3041 (REI)

3 2 1

Price: $850,000
Method: Private Sale
Date: 14/05/2024
Property Type: Townhouse (Res)

Agent Comments

Smaller townhouse with same accommodation.

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