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	60 Mascoma Street, Strathmore Vic 3041

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,550,000 Property Type House Suburb Strathmore

Period - From 01/07/2023 to 30/06/2024 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	67 Victoria St OAK PARK 3046	$1,155,000	27/07/2024
2	38 Bulla Rd STRATHMORE 3041	$1,270,000	24/07/2024
3	4 Zenith St PASCOE VALE 3044	$1,200,000	25/06/2024

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: 30/07/2024 12:08

60 Mascoma Street, Strathmore Vic 3041

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



4 2 2

Rooms: 6
Property Type: House
Land Size: 650 sqm approx

Agent Comments

Updated WB home offering 4 bed, 2 bath & 2 car.

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2024: $1,550,000

Comparable Properties



67 Victoria St OAK PARK 3046 (REI)

4 2 1

Price: $1,155,000
Method: Auction Sale
Date: 27/07/2024
Rooms: 7
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments

Same accommodation on less land.



38 Bulla Rd STRATHMORE 3041 (REI)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 24/07/2024
Property Type: House

Agent Comments

1 less bed in a superior location.



4 Zenith St PASCOE VALE 3044 (REI)

3 2 3

Price: $1,200,000
Method: Private Sale
Date: 25/06/2024
Property Type: House
Land Size: 542 sqm approx

Agent Comments

1 less bed and a smaller block with a superior renovation.

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