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	22 ESMALE STREET STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,300,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,440,000	Property type	House	Suburb	Strathmore
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

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 6 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
8 MELISSA STREET STRATHMORE VIC 3041	$1,300,000	12-Jun-24
60 MASCOMA STREET STRATHMORE VIC 3041	$1,345,000	24-Aug-24
38 BULLA ROAD STRATHMORE VIC 3041	$1,270,000	24-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 15 November 2024

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8 MELISSA STREET STRATHMORE VIC 3041

3 1 2

Sold Price RS $1,300,000 Sold Date 12-Jun-24

Distance 0.42km



60 MASCOMA STREET STRATHMORE VIC 3041

3 2 2

Sold Price $1,345,000 Sold Date 24-Aug-24

Distance 0.3km



38 BULLA ROAD STRATHMORE VIC 3041

3 2 2

Sold Price $1,270,000 Sold Date 24-Jul-24

Distance 1.49km

RS = Recent sale **UN** = Undisclosed Sale

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