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	32 Glenbervie Road, Strathmore Vic 3041

Indicative selling price

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

Range between $2,100,000 & $2,300,000

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	3 Hillsyde Pde STRATHMORE 3041	$2,500,000	02/05/2024
2	77 Mascoma St STRATHMORE 3041	$2,094,000	20/04/2024
3	65 Lloyd St STRATHMORE 3041	$2,051,000	07/03/2024

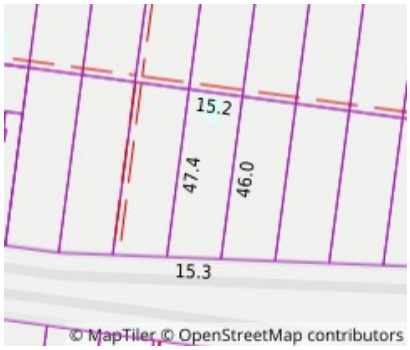
OR

~~**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: 21/08/2024 16:53

32 Glenbervie Road, Strathmore Vic 3041

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4 2 2

Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

4 bedroom home with pool & separate home office / studio

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2024: $1,550,000

Comparable Properties



3 Hillsyde Pde STRATHMORE 3041 (REI)

5 2 3

Price: $2,500,000
Method: Private Sale
Date: 02/05/2024
Property Type: House
Land Size: 664 sqm approx

Agent Comments



77 Mascoma St STRATHMORE 3041 (REI/VG)

5 2 2

Price: $2,094,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



65 Lloyd St STRATHMORE 3041 (REI/VG)

4 2 2

Price: $2,051,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 766 sqm approx

Agent Comments

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