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	10 North Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between $820,000 & $870,000

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	3/10 Waxman Pde BRUNSWICK WEST 3055	$831,000	17/09/2024
2	3/56 Brewster St ESSENDON 3040	$860,000	17/07/2024
3	26 Yarrabin St BRUNSWICK WEST 3055	$825,000	07/06/2024

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: 26/09/2024 13:52

10 North Avenue, Strathmore Vic 3041

Jerome Feery
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3 1 2

Property Type: House

Agent Comments

Original brick home with rumpus room or third bedroom on lower level with secure garage

Indicative Selling Price
$820,000 - $870,000
Median House Price
Year ending June 2024: $1,550,000

Comparable Properties



3/10 Waxman Pde BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $831,000
Method: Sold Before Auction
Date: 17/09/2024
Property Type: Villa

Agent Comments

Comparable location, similar interior, similar land.



3/56 Brewster St ESSENDON 3040 (REI/VG)

2 1 1

Price: $860,000
Method: Private Sale
Date: 17/07/2024
Property Type: Unit

Agent Comments

Comparable location, inferior interior, superior land.



26 Yarrabin St BRUNSWICK WEST 3055 (REI/VG)

2 1 2

Price: $825,000
Method: Sold Before Auction
Date: 07/06/2024
Property Type: House (Res)
Land Size: 341 sqm approx

Agent Comments

Comparable location with superior land.

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