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	2 Bruce Street, Strathmore Vic 3041

Indicative selling price

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

Single price $2,100,000

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	271 Napier St STRATHMORE 3041	$2,075,000	14/09/2024
2	13 Williamson Av STRATHMORE 3041	$2,175,000	12/09/2024
3	11 First Av STRATHMORE 3041	$1,922,000	07/09/2024

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: 19/09/2024 12:37

2 Bruce 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: 652 sqm approx

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

Agent Comments

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

Comparable Properties



271 Napier St STRATHMORE 3041 (REI)

4 2 4

Price: $2,075,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments

Same accommodation. Similar size and condition.



13 Williamson Av STRATHMORE 3041 (REI)

4 2 3

Price: $2,175,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House
Land Size: 645 sqm approx

Agent Comments

Same accommodation. Superior in that it offers a 2nd living area.



11 First Av STRATHMORE 3041 (REI)

5 3 4

Price: $1,922,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

Agent Comments

Larger home & block. Inferior location.

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