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	20 Strathaird Street, Strathmore Vic 3041

Indicative selling price

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

Single price $1,090,000

Median sale price

Median price $1,815,000 Property Type House Suburb Strathmore

Period - From 01/07/2024 to 30/09/2024 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	10 Chris Ct OAK PARK 3046	$950,000	03/10/2024
2	39 Stanley St GLENROY 3046	$1,152,000	21/09/2024
3	111 Winifred St OAK PARK 3046	$990,000	21/09/2024

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: 28/10/2024 11:25

20 Strathaird Street, Strathmore Vic 3041

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



3 1 3

Rooms: 5
Property Type: House (Res)
Land Size: 545 sqm approx

Indicative Selling Price
$1,090,000
Median House Price
September quarter 2024: $1,815,000

Agent Comments

Neat & tidy BV home offering 3 bed, 1 bath & 3 car. Ideal for those looking to renovate, re-build or develop STCA. Comes with plans & permits to build 2 townhouses.

Comparable Properties



10 Chris Ct OAK PARK 3046 (REI)

3 1 2

Price: $950,000
Method: Private Sale
Date: 03/10/2024
Rooms: 5
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Larger block. Inferior location.



39 Stanley St GLENROY 3046 (REI)

2 1 1

Price: $1,152,000
Method: Auction Sale
Date: 21/09/2024
Rooms: 4
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments

Larger block. Inferior location.



111 Winifred St OAK PARK 3046 (REI)

4 2 4

Price: $990,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Larger block. Inferior location.

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