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	41 Hayes Road, Strathmore Vic 3041

Indicative selling price

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

Range between $3,500,000 & $3,850,000

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	20 Balmoral Av STRATHMORE 3041	$3,288,000	16/10/2024
2	47 Lloyd St STRATHMORE 3041	$4,260,000	09/08/2024
3	7 Kiora St ESSENDON 3040	$3,750,000	01/06/2024

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.~~

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41 Hayes Road, Strathmore Vic 3041

John Morello
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5 3 4

Property Type: House

Agent Comments

5 bed, 3 bath, 4 car, modern, pool

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
September quarter 2024: $1,815,000

Comparable Properties



20 Balmoral Av STRATHMORE 3041 (REI)

5 6 4

Price: $3,288,000
Method: Auction Sale
Date: 16/10/2024
Property Type: House (Res)

Agent Comments

similar accomodation, additional 3 bathrooms, same car spaces, close proximity, similar condition



47 Lloyd St STRATHMORE 3041 (REI)

5 5 4

Price: $4,260,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Larger land, brand new build, includes pool, similar accomodation, fewer carapaces, similar condition



7 Kiora St ESSENDON 3040 (REI/VG)

2 3 3

Price: $3,750,000
Method: Auction Sale
Date: 01/06/2024
Rooms: 4
Property Type: House (Res)
Land Size: 1165 sqm approx

Agent Comments

Much larger land, fewer accomodation, similar condition internally, older build, neighbouring suburb

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