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	40 MASCOMA STREET STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,900,000	&	$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,628,500	Property type	House	Suburb	Strathmore
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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 6 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
45 LLOYD STREET STRATHMORE VIC 3041	$1,955,000	30-Nov-24
20 DUBLIN AVENUE STRATHMORE VIC 3041	$2,100,000	26-Oct-24
11 FIRST AVENUE STRATHMORE VIC 3041	$1,922,000	07-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 06 February 2025

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45 LLOYD STREET STRATHMORE VIC 3041

4 2 2

Sold Price RS **$1,955,000** Sold Date **30-Nov-24**

Distance **1.06km**



20 DUBLIN AVENUE STRATHMORE VIC 3041

4 3 2

Sold Price RS **$2,100,000** UN Sold Date **26-Oct-24**

Distance **1.3km**



11 FIRST AVENUE STRATHMORE VIC 3041

5 3 2

Sold Price **$1,922,000** Sold Date **07-Sep-24**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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