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	14 ELYSEE COURT STRATHMORE HEIGHTS 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	$1,020,000	&	$1,122,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$972,500	Property type	House	Suburb	Strathmore Heights
Period-from	01 Apr 2024	to	31 Mar 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
383 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041	$1,060,000	08-Feb-25
48 DE HAVILLAND AVENUE STRATHMORE HEIGHTS VIC 3041	$1,090,000	16-Mar-25
55 TARANA AVENUE GLENROY VIC 3046	$1,030,000	15-Nov-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: 14 April 2025

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383 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041

3 2 2

Sold Price RS $1,060,000 Sold Date 08-Feb-25

Distance 0.17km



48 DE HAVILLAND AVENUE STRATHMORE HEIGHTS VIC 3041

3 2 2

Sold Price RS $1,090,000 Sold Date 16-Mar-25

Distance 0.2km



55 TARANA AVENUE GLENROY VIC 3046

3 2 2

Sold Price $1,030,000 Sold Date 15-Nov-24

Distance 0.72km

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

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