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	2/117 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	$650,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Strathmore
Period-from	01 Dec 2021	to	30 Nov 2022	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
6/132 LEBANON STREET STRATHMORE VIC 3041	$645,000	08-Nov-22
3/1A VIEW STREET PASCOE VALE VIC 3044	$630,000	19-Oct-22
3/43 SNELL GROVE OAK PARK VIC 3046	$610,000	20-Sep-22

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: 01 December 2022

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6/132 LEBANON STREET STRATHMORE VIC 3041

2 1 1

Sold Price RS **$645,000** UN

Sold Date **08-Nov-22**

Distance **0.23km**



3/1A VIEW STREET PASCOE VALE VIC 3044

2 1 1

Sold Price RS **$630,000**

Sold Date **19-Oct-22**

Distance **1.22km**



3/43 SNELL GROVE OAK PARK VIC 3046

2 1 1

Sold Price **$610,000**

Sold Date **20-Sep-22**

Distance **1.45km**

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

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