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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

361 Mascoma Street, Strathmore Heights 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$930,000

### Median sale price

Median price

\$852,000

House



Suburb

Strathmore Heights

Period - From

1/1/19

to

31/3/19

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 39 Woolart Street, Strathmore	\$1,000,000	13/4/19
2. 49 Josephine Street, Oak Park	\$975,000	14/3/19
3. 166 Lebanon Street, Strathmore	\$1,000,000	27/2/19

Property data source: REIV [propertydata.com.au/RPData/CoreLogic](http://propertydata.com.au/RPData/CoreLogic). Generated on 7 June 2019.