

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

1/40 WOODLAND 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$806,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/17 MASCOMA STREET STRATHMORE VIC 3041	\$772,000	24-Aug-24
2A ROYAL PARADE PASCOE VALE SOUTH VIC 3044	\$785,000	10-Aug-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: 18 November 2024



**1/17 MASCOMA STREET
 STRATHMORE VIC 3041**

 2  1  2

Sold Price **\$772,000** Sold Date **24-Aug-24**

Distance **1.93km**



**2A ROYAL PARADE PASCOE VALE
 SOUTH VIC 3044**

 2  1  2

Sold Price **\$785,000** Sold Date **10-Aug-24**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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