

## 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

383 MASCOMA STREET STRATHMORE HEIGHTS VIC 3041

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$941,250

Property type

House

Suburb

Strathmore Heights

Period-from

01 May 2022

to

30 Apr 2023

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

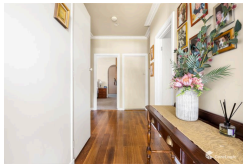
Date of sale

11 LOONGANA AVENUE GLENROY VIC 3046	\$920,000	23-Mar-23
25 VALLEY CRESCENT GLENROY VIC 3046	\$907,500	04-Nov-22
7 ILLAWARRA STREET GLENROY VIC 3046	\$890,000	05-Nov-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 May 2023


**11 LOONGANA AVENUE GLENROY  
VIC 3046**

Sold Price

<sup>RS</sup> **\$920,000** Sold Date **23-Mar-23**
 3  2  2

Distance **1.11km**

**25 VALLEY CRESCENT GLENROY  
VIC 3046**

Sold Price

**\$907,500** Sold Date **04-Nov-22**
 3  1  2

Distance **1.68km**

**7 ILLAWARRA STREET GLENROY  
VIC 3046**

Sold Price

**\$890,000** Sold Date **05-Nov-22**
 3  2  1

Distance **1.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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