

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

80-82 LEBANON 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Strathmore

Period-from

01 Mar 2024

to

28 Feb 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

| | | |
|---------------------------------------|-------------|-----------|
| 22 ESMAL STREET STRATHMORE VIC 3041 | \$1,215,000 | 16-Nov-24 |
| 42 MASCOMA STREET STRATHMORE VIC 3041 | \$1,460,000 | 22-Feb-25 |
| 25 MASCOMA STREET STRATHMORE VIC 3041 | \$1,272,000 | 22-Feb-25 |

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: 03 March 2025



22 ESMALE STREET STRATHMORE VIC 3041

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Sold Price ^{RS} **\$1,215,000** ^{UN} Sold Date **16-Nov-24**

Distance **0.16km**



42 MASCOMA STREET STRATHMORE VIC 3041

 3  2 

Sold Price ^{RS} **\$1,460,000** Sold Date **22-Feb-25**

Distance **0.34km**



25 MASCOMA STREET STRATHMORE VIC 3041

 4  1 

Sold Price ^{RS} **\$1,272,000** Sold Date **22-Feb-25**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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