

# 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

306 Napier Street, Strathmore Vic 3041

### Indicative selling price

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

Single price \$1,485,000

### Median sale price

Median price \$1,697,500

Property Type House

Suburb Strathmore

Period - From 17/11/2023

to 16/11/2024

Source REIV

### 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 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	238 Napier St STRATHMORE 3041	\$1,550,000	16/11/2024
2	38 Pardy St PASCOE VALE 3044	\$1,500,000	12/11/2024
3	23 Roland Av STRATHMORE 3041	\$1,520,000	08/06/2024

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 six months.~~

This Statement of Information was prepared on:

17/11/2024 11:10



 4    1    4

**Property Type:** House (Res)  
**Land Size:** 651 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,485,000

**Median House Price**

17/11/2023 - 16/11/2024: \$1,697,500

## Comparable Properties



**238 Napier St STRATHMORE 3041 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$1,550,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)



**38 Pardy St PASCOE VALE 3044 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 12/11/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 807 sqm approx



**23 Roland Av STRATHMORE 3041 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$1,520,000  
**Method:** Private Sale  
**Date:** 08/06/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655