Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale	è
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Address	306 Napier Street, Strathmore Vic 3041
Including suburb and	·
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,485,000

Median sale price

Median price \$1,697,50	00 Pro	pperty Type H	ouse	Suburb	Strathmore
Period - From 17/11/202	23 to	16/11/2024	Sour	ce 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

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



Date of sale







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)

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Agent Comments

Price: \$1,550,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res)



38 Pardy St PASCOE VALE 3044 (REI)

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Agent Comments

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)

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Price: \$1,520,000

Date: 08/06/2024 Property Type: House (Res) Land Size: 650 sqm approx

Method: Private Sale

Agent Comments

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





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