## 24 Holyrood Avenue, Strathmore Vic 3041



4 Bed 2 Bath 2 Car Property Type: House Land Size: 603 sqm approx Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending June 2024: \$1,550,000

# **Comparable Properties**



16 Royal Avenue, Essendon North 3041 (REI) 4 Bed 1 Bath 1 Car

Price: \$1,450,000 Method: Private Sale Date: 10/09/2024 Property Type: House

**Agent Comments:** Older house likely to be a new home/development site. Superior land size.



60 Mascoma Street, Strathmore 3041 (REI)

4 Bed 2 Bath 2 Car Price: \$1,345,000 Method: Auction Sale Date: 24/08/2024

**Property Type:** House (Res) **Land Size:** 650 sqm approx

Agent Comments: Comparable accommodation, updated

and freshly presented.



116 Lebanon Street, Strathmore 3041 (REI/VG)

4 Bed 1 Bath 1 Car Price: \$1,370,000 Method: Private Sale Date: 08/05/2024 Rooms: 5

**Property Type:** House (Res) **Land Size:** 657 sqm approx

**Agent Comments:** Brick home with similar land size, inferior accommodation. Transacted off market.

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

	Propert	y offered	for sal	le
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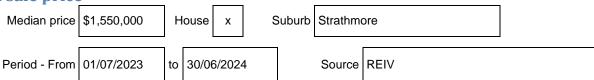
Address	
Including suburb or	24 Holyrood Avenue, Strathmore Vic 3041
locality and postcode	

### **Indicative selling price**

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

Range between \$1,300,000	&	\$1,400,000
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### Median sale price



### **Comparable property sales**

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
16 Royal Avenue, ESSENDON NORTH 3041	\$1,450,000	10/09/2024
60 Mascoma Street, STRATHMORE 3041	\$1,345,000	24/08/2024
116 Lebanon Street, STRATHMORE 3041	\$1,370,000	08/05/2024

This Statement of Information was prepared on: 08/10/2024 16:0
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