

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

24 Fenacre Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,815,000 Property Type House Suburb Strathmore

Period - From 01/07/2024 to 30/09/2024 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	72 Willonga St STRATHMORE 3041	\$1,035,000	03/08/2024
2	53 Strathnaver Av STRATHMORE 3041	\$1,060,000	30/11/2024
3	17 Drina St STRATHMORE 3041	\$1,110,000	09/09/2024

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:

11/12/2024 15:42



 4  1  3

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2024: \$1,815,000

Comparable Properties



72 Willonga St STRATHMORE 3041 (REI/VG)

[Agent Comments](#)

 3  1  4

Price: \$1,035,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 697 sqm approx



53 Strathnaver Av STRATHMORE 3041 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,060,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 534 sqm approx



17 Drina St STRATHMORE 3041 (REI)

[Agent Comments](#)

 2  1  1

Price: \$1,110,000
Method: Private Sale
Date: 09/09/2024
Property Type: House (Res)
Land Size: 752 sqm approx

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