

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

19 Hayes Road, Strathmore Vic 3041

Indicative selling price

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

Single price

\$2,999,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Strathmore

Period - From

01/04/2023

to

30/06/2023

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	24 Glenbervie Rd STRATHMORE 3041	\$3,250,000	08/06/2023
2	74a Roberts St ESSENDON 3040	\$3,050,000	15/06/2023
3	37 Woodland St ESSENDON 3040	\$2,850,000	01/04/2023

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:

05/09/2023 17:42

19 Hayes Road, Strathmore Vic 3041



 5  2  3

Property Type: House

Agent Comments

Indicative Selling Price

\$2,999,000

Median House Price

June quarter 2023: \$1,670,000

Comparable Properties



24 Glenbervie Rd STRATHMORE 3041 (REI)

Agent Comments

 4  5  2

Price: \$3,250,000

Method: Private Sale

Date: 08/06/2023

Property Type: House

Land Size: 635 sqm approx



74a Roberts St ESSENDON 3040 (REI)

Agent Comments

 4  4  4

Price: \$3,050,000

Method: Private Sale

Date: 15/06/2023

Property Type: House



37 Woodland St ESSENDON 3040 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,850,000

Method: Private Sale

Date: 01/04/2023

Property Type: House

Land Size: 610 sqm approx

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



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