

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

22 ESMAL STREET STRATHMORE VIC 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Strathmore

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

8 MELISSA STREET STRATHMORE VIC 3041	\$1,300,000	12-Jun-24
60 MASCOMA STREET STRATHMORE VIC 3041	\$1,345,000	24-Aug-24
38 BULLA ROAD STRATHMORE VIC 3041	\$1,270,000	24-Jul-24

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 6 months.

This Statement of Information was prepared on: 15 November 2024



**8 MELISSA STREET STRATHMORE
VIC 3041**

Sold Price

^{RS}

\$1,300,000

Sold Date

12-Jun-24



3



1



2

Distance

0.42km



**60 MASCOMA STREET
STRATHMORE VIC 3041**

Sold Price

\$1,345,000

Sold Date

24-Aug-24



3



2



2

Distance

0.3km



**38 BULLA ROAD STRATHMORE
VIC 3041**

Sold Price

\$1,270,000

Sold Date

24-Jul-24



3



2



2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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