

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 48 De Havilland Avenue, Strathmore Heights Vic 3041

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$880,000 Property Type House Suburb Strathmore Heights

Period - From 15/11/2018 to 14/11/2019 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	13 Tasman Av STRATHMORE HEIGHTS 3041	\$880,000	09/11/2019
2	24 Strathaird St STRATHMORE 3041	\$861,000	21/09/2019
3	350 Mascoma St STRATHMORE HEIGHTS 3041		14/09/2019

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: 15/11/2019 11:13



Chauntel Considine
9379 2000
0407 741 456

chauntelconsidine@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

15/11/2018 - 14/11/2019: \$880,000



4 2 2

Property Type: House

Land Size: 570 sqm approx

Agent Comments

In a quiet cul-de-sac backing onto the lush surrounds of the Moonee Ponds Creek, this 4-bedroom home provides a family lifestyle of immediate quality and versatility complete with a terrific poolside entertaining area. Updated bathroom & kitchen, has been well maintained throughout.

Comparable Properties



13 Tasman Av STRATHMORE HEIGHTS 3041 (REI)

3 1 2

Price: \$880,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House (Res)

Agent Comments

Inferior location, superior finishes, larger land size.

24 Strathaird St STRATHMORE 3041 (REI)

3 1 2

Price: \$861,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Agent Comments

Superior location, larger land size, inferior finishes - completely original.

350 Mascoma St STRATHMORE HEIGHTS 3041 (REI)

3 1 3

Price:

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 535 sqm approx

Agent Comments

Inferior location & finishes, similar land size & floorplan. Sold \$777,000