

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

2 Head Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,350,000

&

\$1,460,000

Median sale price

Median price \$1,200,000

House

X

Unit

Suburb Strathmore

Period - From 01/07/2018

to

30/06/2019

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	41 Bournian Av STRATHMORE 3041	\$1,500,000	03/05/2019
2	72 Lloyd St STRATHMORE 3041	\$1,400,000	02/03/2019
3	2 Prefect St STRATHMORE 3041	\$1,390,000	27/07/2019

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.



3
 1
 2

Rooms:

Property Type: House (Res)

Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,460,000

Median House Price

Year ending June 2019: \$1,200,000

Comparable Properties



41 Bournian Av STRATHMORE 3041 (REI)

Agent Comments

3
 1
 3

Price: \$1,500,000

Method: Sold Before Auction

Date: 03/05/2019

Rooms: -

Property Type: House (Res)



72 Lloyd St STRATHMORE 3041 (REI)

Agent Comments

2
 1
 3

Price: \$1,400,000

Method: Auction Sale

Date: 02/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 762 sqm approx



2 Prefect St STRATHMORE 3041 (REI)

Agent Comments

3
 1
 4

Price: \$1,390,000

Method: Auction Sale

Date: 27/07/2019

Rooms: -

Property Type: House (Res)