

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

161 Lloyd Street, Strathdale VIC 3550

Indicative selling price

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

Range Between \$439,000 & \$449,000

Median sale price

Median Price \$345,000 House ☒ or locality Suburb Strathdale

Period - From Feb 2017 to Aug 2017 Source REIV

Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 74 Butcher St, Strathdale VIC 3550	\$412,000	18/04/2017
2 2 Paperbark Crt, Strathdale VIC 3550	\$410,000	06/06/2016
3 16 Pinnaroo Court, Strathdale VIC 3550	\$401,000	21/07/2017