

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 59 Lloyd Street, Strathmore 3041

Indicative selling price

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

Range between \$1,450,000 & \$1,530,000

Median sale price

Median price \$1,505,000

House ☒

Suburb Strathmore

Period - From 1/4/18 to 30/6/18

Source REIV propertydata.com.au/RPData/Core
Logic

Comparable property sales

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. 23 Queen Street, Essendon	\$1,330,000	28/7/18
2. 13 Wallace Street, Strathmore	\$1,357,500	13/8/18
3. 59A Lloyd Street, Strathmore	\$1,520,000	31/8/18

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 17 October 2018.