

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

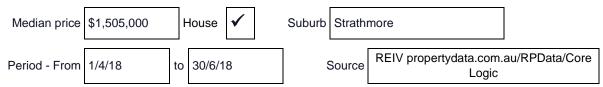
	59 Lloyd Street, Strathmore 3041
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,530,000
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Median sale price



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.