

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**34 Melissa Street,  
STRATHMORE 3041**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$850,000 - \$930,000**

### Median sale price

Median **House** for **STRATHMORE** for period **Jul 2017 - Sep 2017**

Sourced from **REIV**.

**\$1,120,000**

### 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 the most comparable to the property for sale.

**221 Mascoma Street,**  
Strathmore 3041

**Price \$998,000** Sold 28 June 2017

**164 Mascoma Street,**  
Strathmore 3041

**Price \$883,000** Sold 24 June 2017

**1 Lebannon Street,**  
Strathmore 3041

**Price \$995,000** Sold 17 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **4 beds**

 **2 baths**

 **1 parking**

### Contact agents

 **Anthony Elliott**

03 9379 4833

0433 171 740

[anthony@frankdowling.com.au](mailto:anthony@frankdowling.com.au)

 Frank Dowling

**Frank Dowling Real Estate**

1047 Mt Alexander Road,  
Essendon VIC 3040