



Statement of Information

Sections 47AF of the Estate Agents Act 1980

74 Lloyd Street,
STRATHMORE 3041

House



3 beds



2 baths



1 parking

Indicative selling price

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

Range \$1,100,000 - \$1,200,000

Median sale price

Median **House** for **STRATHMORE** for period **Jan 2018 - Mar 2018**

Sourced from **Real Estate.com.au**.

\$1,301,000

Comparable property sales

These are the three properties sold within two kilo metres 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.

277 Napier Street,
Strathmore 3041

Price **\$1,505,000** Sold 07
April 2018

4 Houston Ave ,
Strathmore 3041

Price **\$1,521,000** Sold 07
April 2018

57 Lloyd Street,
Strathmore 3041

Price **\$1,645,000** Sold 10
March 2018

Additional Information

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 Real Estate.com.au.

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