



Statement of Information

Sections 47AF of the Estate Agents Act 1980

31B First Avenue, STRATHMORE 3041

Unit

 2 beds

 1 baths

 1 parking

Indicative selling price

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

Range \$620,000 - \$680,000

Median sale price

Median Unit for STRATHMORE for period Apr 2018 - Jun 2018

Sourced from RealEstate.com.au.

\$735,000

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.

156 Lebanon Street,
Strathmore 3041

Price **\$640,000** Sold 24
March 2018

3/163 Mascoma Street,
Strathmore 3041

Price **\$641,000** Sold 30 June
2018

3/165 Mascoma Street,
Strathmore 3041

Price **\$730,000** Sold 21 July
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 RealEstate.com.au.

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Anthony Elliott

03 9379 4833

0433 171 740

anthony@frankdowling.com.au

 **Frank Dowling**
REAL ESTATE