

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/9 Loeman Street, Strathmore Vic 3041

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$764,000 Property Type Unit Suburb Strathmore

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	1/11 Lebanon St STRATHMORE 3041	\$930,000	23/02/2024
2	20 Salisbury St ESSENDON NORTH 3041	\$805,000	24/02/2024
3	4a Eastgate St PASCOE VALE SOUTH 3044	\$700,000	24/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/05/2024 14:03



Property Type: Unit

Land Size: 356 sqm approx

Agent Comments

Original home weatherboard, 3 bedrooms, main bathroom, kitchen/meals area and separate living, no body corp Strathmore college zoned

Comparable Properties



1/11 Lebanon St STRATHMORE 3041 (REI/VG)

Agent Comments



Comparable in size and location however condition is superior to Loeman, fully updated.

Price: \$930,000

Method: Private Sale

Date: 23/02/2024

Property Type: House

20 Salisbury St ESSENDON NORTH 3041 (VG)

Agent Comments



Good comparable as similar land allotment, condition and neighbouring suburb.

Price: \$805,000

Method: Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 362 sqm approx



4a Eastgate St PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Very good comparable, similar condition, Loeman superior however in location.

Price: \$700,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit