

# 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 12 Lind Street, Strathmore, VIC 3041

### Indicative selling price

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

Single Price \$1,450,000

### Median sale price

Median price \$1,405,000 Property Type House Suburb Strathmore (3041)

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

### Comparable property sales

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
129 ESSEX STREET, PASCOE VALE VIC 3044	\$1,310,000	02/03/2024
1 WESTGATE STREET, PASCOE VALE SOUTH VIC 3044	\$1,450,000	16/03/2024
39 SALISBURY STREET, MOONEE PONDS VIC 3039	\$1,560,000	20/02/2024

This Statement of Information was prepared on: 02/04/2024