

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

34 Loch Crescent, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,532,500 Property Type House 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	51 Lebanon St STRATHMORE 3041	\$1,280,000	26/04/2024
2	25 Bulla Rd ESSENDON NORTH 3041	\$1,055,000	29/05/2024
3	2 Vernon St STRATHMORE 3041	\$960,000	20/04/2024

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:

05/06/2024 15:11



Rooms: 5
Property Type: House
Land Size: 359 sqm approx

Agent Comments

1980's style home on a sub divided block.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending March 2024: \$1,532,500

Comparable Properties



51 Lebanon St STRATHMORE 3041 (REI)



Price: \$1,280,000
Method: Sold Before Auction
Date: 26/04/2024
Property Type: House (Res)

Agent Comments

Bigger home and block with a 2nd bath & double garage.



25 Bulla Rd ESSENDON NORTH 3041 (REI)



Price: \$1,055,000
Method: Private Sale
Date: 29/05/2024
Property Type: House (Res)

Agent Comments

Older home with same accommodation.



2 Vernon St STRATHMORE 3041 (REI)



Price: \$960,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)

Agent Comments

Older home on a larger block located next to the freeway.