Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 34 Loch Crescent, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,532,500	Pro	Property Type Hou		se		Suburb	Strathmore	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress 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



34 Loch Crescent, Strathmore Vic 3041







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

1980's style home on a sub divided block.

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> 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) 3 2 2 2 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) 25 Bulla Rd ESSENDON NORTH 3041 (REI) 25 Bulla Rd ESSENDON NORTH 3041 (REI) 26 Discrete States and the states and t	Agent Comments Older home with same accommodation.
2 Vernon St STRATHMORE 3041 (REI) 3 1 1 1 1 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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



Propertydata

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