

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

118 Crook Street, Strathdale Vic 3550

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$430,000 Property Type House Suburb Strathdale

Period - From 01/10/2018 to 30/09/2019 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	186 Crook St STRATHDALE 3550	\$555,000	11/09/2018
2	18 Hillary Ct STRATHDALE 3550	\$545,000	25/03/2019
3	13 Cliff Av STRATHDALE 3550	\$505,000	30/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/11/2019 09:48



Property Type: House (Previously Occupied - Detached)
Land Size: 818 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median House Price
Year ending September 2019: \$430,000

Comparable Properties



186 Crook St STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 11/09/2018
Rooms: 6
Property Type: House
Land Size: 1560 sqm approx



18 Hillary Ct STRATHDALE 3550 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 25/03/2019
Rooms: 5
Property Type: House
Land Size: 832 sqm approx



13 Cliff Av STRATHDALE 3550 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 30/09/2019
Rooms: 5
Property Type: House
Land Size: 1200 sqm approx