Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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18 Crook Street, Strathdale Vic 3550
118

Indicative selling price

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

Range between \$490,000 & \$530,000	Range between	\$490,000	&	\$530,000
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Median sale price

Median price	\$430,000	Pro	perty 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.

Ad	dress 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





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36.4 36.8 @ MapTler @ OpenStreetMap contributors





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

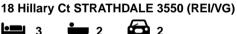
Price: \$555,000 Method: Private Sale Date: 11/09/2018

Rooms: 6

Property Type: House Land Size: 1560 sqm approx

1 3





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)



Price: \$505,000 Method: Private Sale Date: 30/09/2019 Rooms: 5

Property Type: House Land Size: 1200 sqm approx **Agent Comments**

Account - Dungey Carter Ketterer | P: 03 5440 5000



