Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

P	ro	perty	y off	ered	for	sale	
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Address	1/156 Crook Street, Strathdale Vic 3550	
Including suburb or		
locality and postcode		

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$405,000	Pro	pperty Type U	nit		Suburb	Strathdale
Period - From	01/01/2021	to	31/12/2021	So	urce	REIV	en en en en en

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	1/154 Neale St FLORA HILL 3550	\$405,000	19/12/2021
2	4/209 Mccrae St BENDIGO 3550	\$400,000	21/01/2022
3	8 Mayer Ct STRATHDALE 3550	\$395,000	22/10/2021

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:	28/03/2022 14:06
, ,	LO/00/2022 14:00





Kaye Lazenby CEA (REIV) 0407 843 167 kaye@dck.com.au

> Indicative Selling Price \$395,000

Median Unit Price

Year ending December 2021: \$405,000



Property Type: House (Res) Land Size: 922 sqm approx Agent Comments

Comparable Properties



1/154 Neale St FLORA HILL 3550 (VG)

Price: \$405.000 Method: Sale Date: 19/12/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments



4/209 Mccrae St BENDIGO 3550 (REI/VG)

2



Price: \$400,000 Method: Private Sale Date: 21/01/2022 Property Type: Unit Land Size: 116 sqm approx Agent Comments

8 Mayer Ct STRATHDALE 3550 (VG)

2



Price: \$395.000 Method: Sale Date: 22/10/2021

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit

Agent Comments

Account - Dungey Carter Ketterer | P: 03 5440 5000





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