

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

1/156 Crook Street, Strathdale Vic 3550

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

Property Type

Unit

Suburb

Strathdale

Period - From

01/01/2021

to

31/12/2021

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.

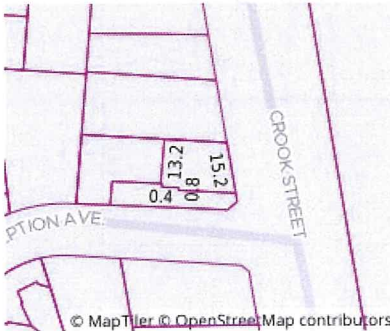
	Address of comparable property	Price	Date of sale
1	1/154 Neale St FLORA HILL 3550	\$405,000	19/12/2021
2	4/209 Mccrae St BENDIGO 3550	\$400,000	21/01/2022
3	8 Mayer Ct STRATHDALE 3550	\$395,000	22/10/2021

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



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

Indicative Selling Price
\$395,000

Median Unit Price
Year ending December 2021: \$405,000

Comparable Properties



1/154 Neale St FLORA HILL 3550 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 19/12/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit



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

Agent Comments



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

8 Mayer Ct STRATHDALE 3550 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 22/10/2021
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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