

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

186 Crook Street, Strathdale Vic 3550

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale priceMedian price \$447,500 House ☒ Unit ☐ Suburb or locality Strathdale

Period - From 01/04/2018 to 30/06/2018 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 eighteen 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	3 Desmond St STRATHDALE 3550	\$610,000	27/04/2018
2	25 Herbert Av STRATHDALE 3550	\$595,000	12/01/2018
3	7 Inorom PI KENNINGTON 3550	\$590,000	12/09/2017

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 eighteen months.~~