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 and postcode	132 Crook Street Strathdale VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$375,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Strathdale
Period-from	01 Jun 2019	to	31 May 2020	Source	Corelogic

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
3 Hewitt Avenue Kennington VIC 3550	$385,000	09-Sep-19
44 Lowndes Street Kennington VIC 3550	$370,000	19-Oct-18
32 Clarence Avenue Kennington VIC 3550	$382,100	13-Jul-18

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: 04 June 2020

CONSUMER AFFAIRS VICTORIA

LUKE GOGGIN REAL ESTATE

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3 Hewitt Avenue Kennington VIC 3550

3 1 1

Sold Price **$385,000** Sold Date **09-Sep-19**

Distance **0.96km**



44 Lowndes Street Kennington VIC 3550

3 1 1

Sold Price **$370,000** Sold Date **19-Oct-18**

Distance **1.18km**



32 Clarence Avenue Kennington VIC 3550

3 1 2

Sold Price **$382,100** Sold Date **13-Jul-18**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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