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	12 College Crescent Flora Hill 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	$695,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$390,000	Property type	House	Suburb	Flora Hill
Period-from	01 May 2020	to	30 Apr 2021	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
11 Shelley Street Spring Gully VIC 3550	$695,000	17-Feb-21
138 Osborne Street Spring Gully VIC 3550	$691,000	25-Jan-21
61-63 Miller Street Quarry Hill VIC 3550	$745,000	26-Oct-20

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: 06 May 2021

CONSUMER AFFAIRS VICTORIA

LUKE GOGGIN REAL ESTATE

Paul Dalton
M 0417502201
E Paul@goggin.com.au



11 Shelley Street Spring Gully VIC 3550 Sold Price **$695,000** Sold Date **17-Feb-21**

4 2 2 Distance **0.89km**



138 Osborne Street Spring Gully VIC 3550 Sold Price **$691,000** Sold Date **25-Jan-21**

4 2 2 Distance **1.01km**



61-63 Miller Street Quarry Hill VIC 3550 Sold Price **$745,000** Sold Date **26-Oct-20**

4 2 2 Distance **1.47km**

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

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Stylish City Fringe Living

1 BEISCHER STREET, STRATHDALE

A stunning designer transformation which has to be seen to truly absorb all its beauty. Nestled in sought-after Beischer Street sits this divine four-bedroom, two-bathroom and two-living home boasting luxury, prestigious style and full of awe-inspiring moments. You'll soak up the quality behind the extensive renovation by local builder Luke Hartley the moment you step onto the 744m2 property, where you'll take in the elegant and private front fencing and neatly presented front yard, leading to the front porch with handy storage boxes.

Stepping into the formal entry you're greeted by the master suite boasting a two-way his and hers robe with plenty of storage, before leading into the modern ensuite with floating vanity, walk-in shower and designer tiling throughout. You'll find another bedroom with built-in robes and ceiling fan at the front of the home, before beautiful Corinthian doors lead to the home's central laundry space featuring an abundance of space, storage and style. Another sliding door leads to the back of the home housing a study nook with built-in desk and two more bedrooms with built-in robes and ceiling fans, serviced by another contemporary and stunning bathroom.

The open style main living quarters is a highlight with a sleek gourmet kitchen with large window views, marble benchtops, an abundance of storage drawers/cabinetry a butler's pantry and your 900mm Fisher & Paykel 5-burner gas oven. The light filled living overlooks the homes decked and covered patio and landscaped secure backyard with double garage and fire pit area, creating the most idyllic spot to entertain. A second living room with ornate features and brick mantle, ducted zoned split system, and an automated front gate leading to the garage adds to this property's appeal. Close to Strathdale Park, All Seasons and within minutes to Bendigo CBD and all its offerings, the location is a standout.