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	24 Shepherds Glen Strathfieldsaye VIC 3551

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	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$179,250	Property type	Land	Suburb	Strathfieldsaye
Period-from	01 Mar 2020	to	28 Feb 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
10 Charlbert Place Strathfieldsaye VIC 3551	$572,500	28-Jan-21
9 Vellore Way Strathfieldsaye VIC 3551	$570,000	14-Sep-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: 03 March 2021

CONSUMER AFFAIRS VICTORIA

LUKE GOGGIN REAL ESTATE

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10 Charlbert Place Strathfieldsaye VIC 3551

4 2 2

Sold Price RS $572,500 Sold Date **28-Jan-21**

Distance **0.28km**



9 Vellore Way Strathfieldsaye VIC 3551

4 2 2

Sold Price **$570,000** Sold Date **14-Sep-20**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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