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	5 Amaroo Crescent 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	$495,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$508,500	Property type	House	Suburb	Strathdale
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 Button Street Strathdale VIC 3550	$520,000	18-Feb-21
3 Houlahan Street Kennington VIC 3550	$485,000	04-Dec-20
39 Athena Way Strathfieldsaye VIC 3551	$492,500	16-Nov-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 Button Street Strathdale VIC 3550

4 2 2

Sold Price **$520,000** Sold Date **18-Feb-21**

Distance **1.14km**



3 Houlahan Street Kennington VIC 3550

4 2 2

Sold Price **$485,000** Sold Date **04-Dec-20**

Distance **1.71km**



39 Athena Way Strathfieldsaye VIC 3551

4 2 2

Sold Price **$492,500** Sold Date **16-Nov-20**

Distance **3.89km**

RS = Recent sale UN = Undisclosed Sale

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