Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2 BARITONE ROAD STRATHTULLOH VIC 3338

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	\$430,000	&	\$460,000
Single Price		\$430,000	&	\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$325,000	Prop	erty type Land		Suburb	Strathtulloh	
Period-from	01 May 2022	to	30 Apr 2	2023	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
13 WARREN STREET THORNHILL PARK VIC 3335	\$430,000	09-Apr-22
37 SANCTUM DRIVE WEIR VIEWS VIC 3338	\$435,000	30-Mar-22
4 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$440,000	18-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 May 2023





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13 WARREN STREET THORNHILL PARK VIC 3335

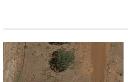
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Sold Price

\$430,000 Sold Date 09-Apr-22

Distance

1.88km



37 SANCTUM DRIVE WEIR VIEWS Sold Price

\$435,000 Sold Date **30-Mar-22**



VIC 3338

Distance 3.14km



4 LORIKEET CIRCUIT ROCKBANK **VIC 3335**

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Sold Price

Sold Price

\$440,000 Sold Date

18-Jul-22

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Distance

4.04km



108 UPLANDS CRESCENT WEIR VIEWS VIC 3338

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\$450,000 Sold Date **23-Dec-22**

Distance

2.96km

RS = Recent sale

UN = Undisclosed Sale

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