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

LOT 154 ACANEA STREET, Strathtulloh

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 \$319,000 & \$339,000	Single Price		or range between	\$319,000	&	\$339,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$279,000	Prop	erty type		Land	Suburb	Strathtulloh
Period-from	01 Apr 2023	to	31 Mar 2	2024	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
7 HATFIELD STREET STRATHTULLOH VIC 3338	\$305,000	21-Jul-23
82 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$307,000	23-May-23

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.

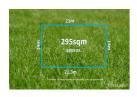
This Statement of Information was prepared on: 10 April 2024





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7 HATFIELD STREET STRATHTULLOH VIC 3338

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Sold Price

\$305,000 Sold Date

Distance 0.37km



82 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338

□ - **□** -

Sold Price

\$307,000 Sold Date 23-May-23

Distance

0.42km

21-Jul-23

RS = Recent sale

UN = Undisclosed Sale

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