

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

11 BALLAD STREET 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Strathtulloh

Period-from

01 Oct 2021

to

30 Sep 2022

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

11 HANOVER CIRCUIT MELTON SOUTH VIC 3338	\$320,000	07-Sep-22
21 MEWAT CIRCUIT THORNHILL PARK VIC 3335	\$352,000	02-Jun-22
34 PEGASUS DRIVE WEIR VIEWS VIC 3338	\$340,000	14-Jun-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: 25 October 2022


**11 HANOVER CIRCUIT MELTON
SOUTH VIC 3338**
 -  -  -

Sold Price

\$320,000

Sold Date

07-Sep-22

Distance

4.46km

**21 MEWAT CIRCUIT THORNHILL
PARK VIC 3335**
 -  -  -

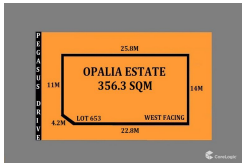
Sold Price

\$352,000

Sold Date

02-Jun-22

Distance

2.34km

**34 PEGASUS DRIVE WEIR VIEWS
VIC 3338**
 4  2  -

Sold Price

\$340,000

Sold Date

14-Jun-22

Distance

4.31km

RS = Recent sale

UN = Undisclosed Sale

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