

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

7 BRISTOL 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

\$589,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Strathulloh

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 21 BRISTOL STREET STRATHTULLOH VIC 3338 | \$610,000 | 02-Apr-24 |
| 7 TENOR STREET STRATHTULLOH VIC 3338 | \$600,000 | 12-Jun-24 |
| 19 ADAGIO ROAD STRATHTULLOH VIC 3338 | \$615,000 | 11-Jan-24 |

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: 11 February 2025



**21 BRISTOL STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$610,000** Sold Date **02-Apr-24**

Distance **0.09km**



**7 TENOR STREET STRATHTULLOH
VIC 3338**

4 2 2

Sold Price **\$600,000** Sold Date **12-Jun-24**

Distance **0.64km**



**19 ADAGIO ROAD STRATHTULLOH
VIC 3338**

4 2 2

Sold Price **\$615,000** Sold Date **11-Jan-24**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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