

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

5 BECONTREE CRESCENT 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Apr 2022

to

31 Mar 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

6 STEVENAGE DRIVE STRATHTULLOH VIC 3338	\$700,000	14-Dec-22
14 HATFIELD STREET STRATHTULLOH VIC 3338	\$680,000	09-Jan-23
9 TOTTERDOWN STREET STRATHTULLOH VIC 3338	\$682,000	22-Oct-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.~~

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**6 STEVENAGE DRIVE
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$700,000** Sold Date **14-Dec-22**

Distance **0.23km**



**14 HATFIELD STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$680,000** Sold Date **09-Jan-23**

Distance **0.37km**



**9 TOTTERDOWN STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$682,000** Sold Date **22-Oct-22**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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