

## 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 CLEF STREET STRATHTULLOH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$638,500

Property type

House

Suburb

Strathtulloh

Period-from

01 Jul 2023

to

30 Jun 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

17 OPUS STREET STRATHTULLOH VIC 3338	\$335,000	16-Feb-24
69 UNISON ROAD STRATHTULLOH VIC 3338	\$325,000	14-Mar-24
LOT 107B ALFRED ROAD STRATHTULLOH VIC 3338	\$400,000	21-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: 16 July 2024



## 17 OPUS STREET STRATHTULLOH VIC 3338

Sold Price

**\$335,000**

Sold Date

**16-Feb-24**



4



2



-

Distance

**0.13km**



## 69 UNISON ROAD STRATHTULLOH VIC 3338

Sold Price

**\$325,000**

Sold Date

**14-Mar-24**



4



2



-

Distance

**0.18km**



## LOT 107B ALFRED ROAD STRATHTULLOH VIC 3338

Sold Price

<sup>RS</sup>

**\$400,000**

Sold Date

**21-Jan-24**



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Distance

**1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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