

## 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

68 CASTLECRAG WAY 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

\$585,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$629,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Dec 2023

to

30 Nov 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 INNAGE AVENUE STRATHTULLOH VIC 3338     | \$539,000 | 04-Jul-24 |
| 40 SELBOURNE STREET STRATHTULLOH VIC 3338 | \$500,000 | 30-Sep-24 |
| 35 DICKENS STREET STRATHTULLOH VIC 3338   | \$550,000 | 03-Sep-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: 12 December 2024



## 7 INNAGE AVENUE STRATHTULLOH VIC 3338

3 2 2

Sold Price **\$539,000** Sold Date **04-Jul-24**

Distance **0.72km**



## 40 SELBOURNE STREET STRATHTULLOH VIC 3338

3 2 2

Sold Price **\$500,000** Sold Date **30-Sep-24**

Distance **1.65km**



## 35 DICKENS STREET STRATHTULLOH VIC 3338

3 2 2

Sold Price **\$550,000** Sold Date **03-Sep-24**

Distance **2.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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