

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

6 Trafalgar 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$279,500

Property type

Land

Suburb

Strathtulloh

Period-from

01 Jul 2020

to

30 Jun 2021

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

9 Crawley Street Strathtulloh VIC 3338	\$580,000	22-Apr-21
9 Alkington Street Strathtulloh VIC 3338	\$581,000	11-May-21
15 Totterdown Street Strathtulloh VIC 3338	\$575,000	19-Apr-21

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: 15 July 2021



9 Crawley Street Strathtulloh VIC 3338

Sold Price

\$580,000

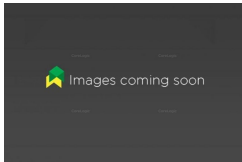
Sold Date

22-Apr-21

 4  2  2

Distance

1.49km



9 Alkington Street Strathtulloh VIC 3338

Sold Price

\$581,000

Sold Date

11-May-21

 4  2  2

Distance

1.55km



15 Totterdown Street Strathtulloh VIC 3338

Sold Price

\$575,000

Sold Date

19-Apr-21

 4  2  2

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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