

## 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

17 Bristol Street Strathtulloh VIC 3338

### Indicative selling price

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

Single Price

\$260,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$210,850

Property type

Land

Suburb

Strathtulloh

Period-from

01 Oct 2018

to

30 Sep 2019

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 | \$263,000 | 30-Apr-19 |
| 5 Ruislip Avenue Strathtulloh VIC 3338  | \$276,000 | 19-Apr-19 |
|                                         |           |           |

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: 25 October 2019

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|                                                |            |                  |           |                  |
|------------------------------------------------|------------|------------------|-----------|------------------|
| <b>6 Stevenage Drive Strathtulloh VIC 3338</b> | Sold Price | <b>\$263,000</b> | Sold Date | <b>30-Apr-19</b> |
|------------------------------------------------|------------|------------------|-----------|------------------|

|                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  4 |  2 |  2 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

|          |               |
|----------|---------------|
| Distance | <b>1.78km</b> |
|----------|---------------|

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|                                               |            |                  |           |                  |
|-----------------------------------------------|------------|------------------|-----------|------------------|
| <b>5 Ruislip Avenue Strathtulloh VIC 3338</b> | Sold Price | <b>\$276,000</b> | Sold Date | <b>19-Apr-19</b> |
|-----------------------------------------------|------------|------------------|-----------|------------------|

|                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  - |  - |  2 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|

|          |               |
|----------|---------------|
| Distance | <b>1.91km</b> |
|----------|---------------|

RS = Recent sale      UN = Undisclosed Sale

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