

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

22 Welwyn Grove Strathulloh 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Strathulloh

Period-from

01 Oct 2020

to

30 Sep 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

10 Opal Street Cobblebank VIC 3338	\$677,100	08-Jul-21
18 Growth Drive Weir Views VIC 3338	\$670,000	15-May-21
4 Amethyst Road Cobblebank VIC 3338	\$670,000	20-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.~~

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10 Opal Street Cobblebank VIC 3338

4 2 2

Sold Price

\$677,100

Sold Date

08-Jul-21

Distance

1.23km



18 Growth Drive Weir Views VIC 3338

4 2 2

Sold Price

\$670,000

Sold Date

15-May-21

Distance

1.44km



4 Amethyst Road Cobblebank VIC 3338

4 2 2

Sold Price

Sold Date

20-Apr-21

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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