

## 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

37 Dickens 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

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jun 2020

to

31 May 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
15 Totterdown Street Strathtulloh VIC 3338	\$575,000	19-Apr-21
9 Alkington Street Strathtulloh VIC 3338	\$581,000	11-May-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: 29 June 2021


**9 Crawley Street Strathtulloh VIC 3338**

 4
  2
  2

Sold Price

**\$580,000**

Sold Date

**22-Apr-21**

Distance

**1.53km**

**15 Totterdown Street Strathtulloh VIC 3338**

 4
  2
  2

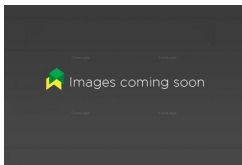
Sold Price

**\$575,000**

Sold Date

**19-Apr-21**

Distance

**1.73km**

**9 Alkington Street Strathtulloh VIC 3338**

 4
  2
  2

Sold Price

**\$581,000**

Sold Date

**11-May-21**

Distance

**1.66km**

**55 Roehampton Drive Strathtulloh VIC 3338**

 4
  2
  2

Sold Price

**\$615,000**

Sold Date

**10-Mar-21**

Distance

**1.92km**

**57 Roehampton Drive Strathtulloh VIC 3338**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$538,500**

Sold Date

**16-Jan-21**

Distance

**1.92km**

**31 Dickens Street Strathtulloh VIC 3338**

 4
  2
  2

Sold Price

**\$462,000**

Sold Date

**19-Feb-21**

Distance

**0.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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### 34 Becontree Crescent Strathtulloh VIC 3338

 4
  2
  2

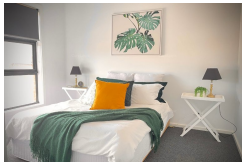
Sold Price

<sup>RS</sup> **\$499,000**

Sold Date

**07-May-21**

Distance

**1.64km**


### 123 Wembley Avenue Strathtulloh VIC 3338

 3
  2
  1

Sold Price

**\$465,000**

Sold Date

**12-Apr-21**

Distance

**1.67km**


### 14 Letchworth Street Strathtulloh VIC 3338

 5
  3
  2

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**07-May-21**

Distance

**1.77km**


### 42 Stevenage Drive Strathtulloh VIC 3338

 4
  2
  2

Sold Price

**\$500,000**

Sold Date

**06-Mar-21**

Distance

**1.83km**


### 28 Wimbledon Boulevard Strathtulloh VIC 3338

 4
  2
  2

Sold Price

**\$520,000**

Sold Date

**17-Feb-21**

Distance

**1.89km**


### 45 Atherstone Boulevard Strathtulloh VIC 3338

 4
  2
  2

Sold Price

Sold Date

**17-Mar-21**

Distance

**1.97km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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