

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

5 CLEF 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Strathulloh

Period-from

01 Jan 2022

to

31 Dec 2022

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

8 POLMONT AVENUE THORNHILL PARK VIC 3335	\$615,000	28-Sep-22
16 LONDON STREET THORNHILL PARK VIC 3335	\$630,000	06-Sep-22
13 CRAWLEY STREET STRATHTULLOH VIC 3338	\$640,000	08-Nov-22

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: 18 January 2023



**8 POLMONT AVENUE THORNHILL
PARK VIC 3335**

4 2 2

Sold Price

\$615,000

Sold Date **28-Sep-22**

Distance **0.99km**



**16 LANDON STREET THORNHILL
PARK VIC 3335**

4 2 2

Sold Price

\$630,000

Sold Date **06-Sep-22**

Distance **1.44km**



**13 CRAWLEY STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

\$640,000

Sold Date **08-Nov-22**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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