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	19 Wembley Avenue 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	$459,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	House	Suburb	Strathtulloh
Period-from	01 Mar 2020	to	28 Feb 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
20 Chandler Way Cobblebank VIC 3338	$430,000	18-Dec-20
22 Fiona Road Cobblebank VIC 3338	$454,000	29-Jan-21
43 Sandygate Circuit Strathtulloh VIC 3338	$455,000	28-Jan-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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20 Chandler Way Cobblebank VIC 3338

3 2 1

Sold Price **$430,000** Sold Date **18-Dec-20**

Distance **0.73km**

22 Fiona Road Cobblebank VIC 3338

4 2 1

Sold Price RS **$454,000** UN Sold Date **29-Jan-21**

Distance **0.68km**

43 Sandygate Circuit Strathtulloh VIC 3338

3 2 2

Sold Price RS **$455,000** Sold Date **28-Jan-21**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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