

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

7 Trafalgar 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

\$200,000

&

\$210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$274,000

Property type

Land

Suburb

Strathtulloh

Period-from

01 Feb 2020

to

31 Jan 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

5 Juliete Street Strathtulloh VIC 3338	\$240,000	25-Aug-20
13 Trafalgar Street Strathtulloh VIC 3338	\$217,500	20-Aug-20
22 Selbourne Street Strathtulloh VIC 3338	\$218,000	31-Oct-20

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: 20 February 2021


5 Juliete Street Strathtulloh VIC 3338
 3  2  -

Sold Price

\$240,000

Sold Date **25-Aug-20**

Distance

0.04km

13 Trafalgar Street Strathtulloh VIC 3338
 3  2  2

Sold Price

\$217,500

Sold Date **20-Aug-20**

Distance

0.06km

22 Selbourne Street Strathtulloh VIC 3338
 3  2  2

Sold Price

\$218,000

Sold Date **31-Oct-20**

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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