

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 REDDITCH 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

\$669,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,500

Property type

House

Suburb

Strathulloh

Period-from

01 Feb 2024

to

31 Jan 2025

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

29 GRAMERCY PLACE STRATHTULLOH VIC 3338	\$717,000	15-Nov-24
17 ASTLEY DRIVE STRATHTULLOH VIC 3338	\$667,000	16-Jul-24

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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RELIANCE

real estate

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29 GRAMERCY PLACE STRATHTULLOH VIC 3338

4 2 2

Sold Price

\$717,000

Sold Date **15-Nov-24**

Distance **1.65km**



17 ASTLEY DRIVE STRATHTULLOH VIC 3338

4 2 2

Sold Price

\$667,000

Sold Date **16-Jul-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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