

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

4 WIMBLEDON BOULEVARD 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jul 2023

to

30 Jun 2024

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 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$660,000	15-Apr-24
23 BECONTREE CRESCENT STRATHTULLOH VIC 3338	\$628,000	04-Aug-23
6 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$640,000	27-May-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.~~

This Statement of Information was prepared on: 02 July 2024



**5 WIMBLEDON BOULEVARD
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$660,000** Sold Date **15-Apr-24**

Distance **0.05km**

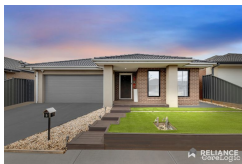


**23 BECONTREE CRESCENT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$628,000** Sold Date **04-Aug-23**

Distance **0.08km**



**6 WIMBLEDON BOULEVARD
STRATHTULLOH VIC 3338**

 4  2  -

Sold Price **\$640,000** Sold Date **27-May-24**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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