

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

9 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

\$769,000

&

\$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Strathtulloh

Period-from

01 Jun 2022

to

31 May 2023

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

16 LADBROKE STREET STRATHTULLOH VIC 3338	\$810,000	23-Apr-23
15 OLYMPIC CIRCUIT STRATHTULLOH VIC 3338	\$760,000	16-Feb-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: 28 June 2023



**16 LADBROKE STREET
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$810,000** Sold Date **23-Apr-23**

Distance **0.21km**



**15 OLYMPIC CIRCUIT
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$760,000** Sold Date **16-Feb-22**

Distance **0.28km**

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

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