

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

78 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Straththulloh

Period-from

01 Jul 2022

to

30 Jun 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

18 AMETHYST ROAD COBBLEBANK VIC 3338	610000	29-Mar-23
3 CRYSTAL ROAD COBBLEBANK VIC 3338	575000	02-Mar-23
23 CINNABAR WAY COBBLEBANK VIC 3338	625000	16-Feb-23

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: 11 July 2023



18 AMETHYST ROAD COBBLEBANK VIC 3338

Sold Price

610000 Sold Date **29-Mar-23**

4 2 2

Distance **1.15km**



3 CRYSTAL ROAD COBBLEBANK VIC 3338

Sold Price

575000 Sold Date **02-Mar-23**

4 2 2

Distance **0.58km**



23 CINNABAR WAY COBBLEBANK VIC 3338

Sold Price

625000 Sold Date **16-Feb-23**

4 2 2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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