

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

35 Bristol 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$279,500

Property type

Land

Suburb

Strathtulloh

Period-from

01 Jun 2020

to

31 May 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

9 Crawley Street Strathtulloh VIC 3338	\$580,000	22-Apr-21
15 Totterdown Street Strathtulloh VIC 3338	\$575,000	19-Apr-21
57 Roehampton Drive Strathtulloh VIC 3338	\$538,500	16-Jan-21

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: 23 June 2021



9 Crawley Street Strathtulloh VIC 3338

 4  2  2

Sold Price

\$580,000

Sold Date

22-Apr-21

Distance

1.53km



15 Totterdown Street Strathtulloh VIC 3338

 4  2  2

Sold Price

\$575,000

Sold Date

19-Apr-21

Distance

1.64km



57 Roehampton Drive Strathtulloh VIC 3338

 4  2  2

Sold Price

^{RS} **\$538,500**

Sold Date

16-Jan-21

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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