

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

6 Cherington Place 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

\$545,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Strathtulloh

Period-from

01 Feb 2019

to

31 Jan 2020

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

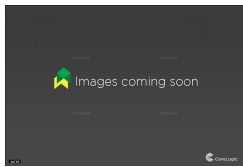
Date of sale

23 Olympic Circuit Strathtulloh VIC 3338	\$540,000	26-Jul-19
32 Alabaster Avenue Cobblebank VIC 3338	\$535,100	12-Jul-19
7 Avebury Drive Cobblebank VIC 3338	\$620,000	11-Jun-19

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: 16 February 2020


23 Olympic Circuit Strathtulloh VIC 3338

Sold Price

\$540,000

Sold Date

26-Jul-19
 4  2  2

Distance

0.31km

32 Alabaster Avenue Cobblebank VIC 3338

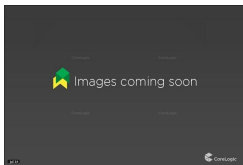
Sold Price

\$535,100

Sold Date

12-Jul-19
 4  2  2

Distance

0.73km

7 Avebury Drive Cobblebank VIC 3338

Sold Price

\$620,000

Sold Date

11-Jun-19
 4  2  2

Distance

0.98km

2 Halford Way Strathtulloh VIC 3338

Sold Price

\$715,000

Sold Date

30-Jul-19
 4  2  2

Distance

0.15km

9 Halford Way Strathtulloh VIC 3338

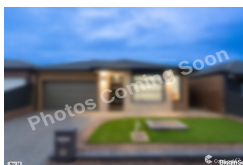
Sold Price

\$515,000

Sold Date

04-Jun-19
 4  2  2

Distance

0.16km

7 Gem Crescent Cobblebank VIC 3338

Sold Price

\$500,000

Sold Date

16-Apr-19
 4  2  -

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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