

## 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

7 ADAGIO ROAD STRATHTULLOH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Feb 2022

to

31 Jan 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 CLEF STREET STRATHTULLOH VIC 3338   | \$590,000 | 27-Nov-22 |
| 6 DICKENS STREET STRATHTULLOH VIC 3338 | \$582,000 | 31-Aug-22 |
| 1 EUSTON WAY STRATHTULLOH VIC 3338     | \$590,000 | 31-Jan-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: 23 February 2023



### 16 CLEF STREET STRATHTULLOH VIC 3338

4 2 1

Sold Price

**\$590,000**

Sold Date **27-Nov-22**

Distance **0.15km**



### 6 DICKENS STREET STRATHTULLOH VIC 3338

4 2 2

Sold Price

**\$582,000**

Sold Date **31-Aug-22**

Distance **0.81km**



### 1 EUSTON WAY STRATHTULLOH VIC 3338

4 2 2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date **31-Jan-23**

Distance **0.73km**



### 8 POLMONT AVENUE THORNHILL PARK VIC 3335

4 2 2

Sold Price

**\$615,000**

Sold Date **28-Sep-22**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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