

## 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

18 CLEF STREET 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

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Feb 2023

to

31 Jan 2024

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 |
| 4 CLEF STREET STRATHTULLOH VIC 3338    | \$562,000 | 30-Oct-23 |
| 6 DICKENS STREET STRATHTULLOH VIC 3338 | \$582,000 | 31-Aug-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: 07 February 2024


**16 CLEF STREET STRATHTULLOH  
VIC 3338**
 4  2  1

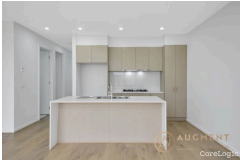
Sold Price

**\$590,000**

Sold Date

**27-Nov-22**

Distance

**0.01km**

**4 CLEF STREET STRATHTULLOH  
VIC 3338**
 3  2  1

Sold Price

**\$562,000**

Sold Date

**30-Oct-23**

Distance

**0.1km**

**6 DICKENS STREET  
STRATHTULLOH VIC 3338**
 4  2  2

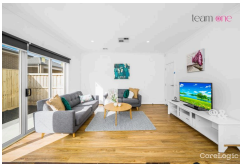
Sold Price

**\$582,000**

Sold Date

**31-Aug-22**

Distance

**0.67km**

**8 JULIETE STREET  
STRATHTULLOH VIC 3338**
 4  2  2

Sold Price

**\$575,000**

Sold Date

**06-Nov-23**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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