

## 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

3 RUNCORN CRESCENT STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Strathtulloh

Period-from

01 Nov 2021

to

31 Oct 2022

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 BECONTREE CRESCENT STRATHTULLOH VIC 3338	\$629,000	14-Nov-22
6 BERNABAU AVENUE STRATHTULLOH VIC 3338	\$611,000	14-Sep-22
8 MARACANA CIRCUIT STRATHTULLOH VIC 3338	\$620,000	05-Sep-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: 18 November 2022



**9 BECONTREE CRESCENT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price

<sup>RS</sup>

**\$629,000**

Sold Date

**14-Nov-22**

Distance

**0.17km**



**6 BERNABAU AVENUE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price

**\$611,000**

Sold Date

**14-Sep-22**

Distance

**0.39km**



**8 MARACANA CIRCUIT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price

**\$620,000**

Sold Date

**05-Sep-22**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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