

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

42 Runcorn Crescent 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Land

Suburb

Strathtulloh

Period-from

01 Jan 2021

to

31 Dec 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

51 Azadi Crescent Strathtulloh VIC 3338	\$515,000	12-Jan-22
14 Monaco Grove Strathtulloh VIC 3338	\$520,000	12-Jan-22
11 Dickens Street Strathtulloh VIC 3338	\$500,000	27-Jul-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: 17 January 2022



51 Azadi Crescent Strathtulloh VIC 3338

 3  2  2

Sold Price

^{RS} **\$515,000**

Sold Date

12-Jan-22

Distance

0.83km



14 Monaco Grove Strathtulloh VIC 3338

 3  2  2

Sold Price

^{RS} **\$520,000**

Sold Date

12-Jan-22

Distance

0.88km



11 Dickens Street Strathtulloh VIC 3338

 3  2  2

Sold Price

\$500,000

Sold Date

27-Jul-21

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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