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BigginScott.

STATEMENT OF INFORMATION

4 HERTFORD PLACE, STRATHTULLOH, VIC 3338

PREPARED BY NAMITA SINGHAL, BIGGIN & SCOTT WYNDHAM CITY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 HERTFORD PLACE, STRATHTULLOH,



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$295,000 to \$310,000

Provided by: Namita Singhal, Biggin & Scott Wyndham City

MEDIAN SALE PRICE



STRATHTULLOH, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$265,000

01 July 2023 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



17 LEOPOLD ST, STRATHTULLOH, VIC 3338



Sale Price

\$279,000

Sale Date: 06/03/2023

Distance from Property: 905m



11 BALLAD ST, STRATHTULLOH, VIC 3338



Sale Price

\$350,000

Sale Date: 07/03/2023

Distance from Property: 612m



13 OVERTURE RD, STRATHTULLOH, VIC 3338



Sale Price

\$307,957

Sale Date: 25/05/2023

Distance from Property: 458m



This report has been compiled on 20/10/2023 by Biggin & Scott Wyndham City. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4 HERTFORD PLACE, STRATHTULLOH, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$295,000 to \$310,000

Median sale price

Median price

\$265,000

Property type

Vacant Land

Suburb

STRATHTULLOH

Period

01 July 2023 to 30 September 2023

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

17 LEOPOLD ST, STRATHTULLOH, VIC 3338	\$279,000	06/03/2023
11 BALLAD ST, STRATHTULLOH, VIC 3338	\$350,000	07/03/2023
13 OVERTURE RD, STRATHTULLOH, VIC 3338	\$307,957	25/05/2023

This Statement of Information was prepared on:

20/10/2023