

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 HATFIELD STREET 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

\$549,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Jan 2023

to

31 Dec 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

50 RUNCORN CRESCENT STRATHTULLOH VIC 3338	\$563,000	07-Dec-23
4 CLEF STREET STRATHTULLOH VIC 3338	\$562,000	30-Nov-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: 08 January 2024



**50 RUNCORN CRESCENT
STRATHTULLOH VIC 3338**

3 2 2

Sold Price

^{RS}

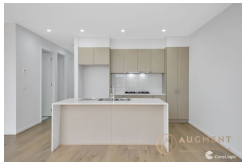
\$563,000

Sold Date

07-Dec-23

Distance

0.51km



**4 CLEF STREET STRATHTULLOH
VIC 3338**

3 2 1

Sold Price

^{RS}

\$562,000

Sold Date

30-Nov-23

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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