

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

2 HARLOW DRIVE 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

\$779,000

&

\$819,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

House

Suburb

Strathulloh

Period-from

01 Mar 2024

to

28 Feb 2025

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

Address of comparable property	Price	Date of sale
28 BRACKNELL CRESCENT STRATHTULLOH VIC 3338	\$810,000	16-Sep-24

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.

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**28 BRACKNELL CRESCENT
STRATHTULLOH VIC 3338**

 4  3  2

Sold Price **\$810,000** Sold Date **16-Sep-24**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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