

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

7 Buckingham Boulevard Strathulloh 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Other

Suburb

Strathulloh

Period-from

01 Dec 2020

to

30 Nov 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

27 Quarters Street Aintree VIC 3336	\$435,000	20-Dec-21
173 Lightsview Boulevard Rockbank VIC 3335	\$382,000	15-Jun-21
54 Marriott Boulevard Weir Views VIC 3338	\$370,000	22-Oct-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: 31 December 2021


27 Quarters Street Aintree VIC 3336

Sold Price

RS

\$435,000

Sold Date

20-Dec-21
 -  -  -

Distance

4.44km

173 Lightsview Boulevard Rockbank VIC 3335

Sold Price

\$382,000

Sold Date

15-Jun-21
 -  -  -

Distance

3.98km

54 Marriott Boulevard Weir Views VIC 3338

Sold Price

\$370,000

Sold Date

22-Oct-21
 -  -  -

Distance

4.63km

RS = Recent sale

UN = Undisclosed Sale

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