

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

6 STEVENAGE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

House

Suburb

Strathulloh

Period-from

01 Nov 2021

to

31 Oct 2022

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

5 GEM CRESCENT COBBLEBANK VIC 3338	\$715,000	07-Oct-22
10 TOURMALINE DRIVE COBBLEBANK VIC 3338	\$710,000	15-Jul-22
89 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$710,000	02-Jun-22

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: 26 November 2022



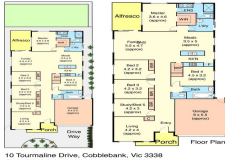
**5 GEM CRESCENT COBBLEBANK
VIC 3338**

3 3 2

Sold Price

^{RS} **\$715,000** Sold Date **07-Oct-22**

Distance **1.5km**



**10 TOURMALINE DRIVE
COBBLEBANK VIC 3338**

4 2 2

Sold Price

\$710,000 Sold Date **15-Jul-22**

Distance **1.5km**



**89 WEMBLEY AVENUE
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

Sold Date **02-Jun-22**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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