

## 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

12 SNIPE DRIVE STRATHTULLOH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$329,000

&

\$359,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$316,000

Property type

Land

Suburb

Strathtulloh

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

6 SWEET WAY STRATHTULLOH VIC 3338	\$325,000	26-Oct-24
2 SNIPE DRIVE STRATHTULLOH VIC 3338	\$340,000	27-Nov-24
65 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338	\$350,000	11-Jan-25

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: 04 March 2025

Ryan Anders  
P 03 9746 8899  
M 0434 900 300  
E randers@ypa.com.au

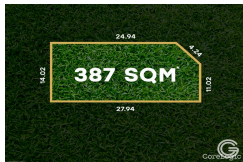


## 6 SWEET WAY STRATHTULLOH VIC 3338

Sold Price **\$325,000** Sold Date **26-Oct-24**

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Distance **0.32km**

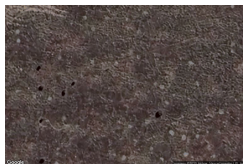


## 2 SNIPE DRIVE STRATHTULLOH VIC 3338

Sold Price **\$340,000** Sold Date **27-Nov-24**

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Distance **0.08km**



## 65 BUCKINGHAM BOULEVARD STRATHTULLOH VIC 3338

Sold Price **\$350,000** Sold Date **11-Jan-25**

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Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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