

# 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 4 Waldorf Avenue, Strathulloh Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$649,000 & \$679,000

### Median sale price

Median price \$638,500 Property Type House Suburb Strathulloh

Period - From 01/07/2023 to 30/06/2024 Source REIV

### 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 six 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
1	5 Ranelagh Av STRATHTULLOH 3338	\$695,000	23/09/2024
2	36 Stonneyburn Rd THORNHILL PARK 3335	\$645,000	21/09/2024
3	16 Sicklefern Dr STRATHTULLOH 3338	\$635,000	14/09/2024

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 six months.~~

This Statement of Information was prepared on: 01/10/2024 15:14