

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

74 Atherstone 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$274,000

Property type

Land

Suburb

Strathulloh

Period-from

01 Mar 2020

to

28 Feb 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

3 Forestmill Way Strathulloh VIC 3338	\$322,000	24-Sep-20
30 Bellerive Crescent Strathulloh VIC 3338	\$330,000	29-Nov-20
11 Welwyn Grove Strathulloh VIC 3338	\$399,000	21-Dec-20

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: 03 March 2021



3 Forestmill Way Strathtulloh VIC 3338

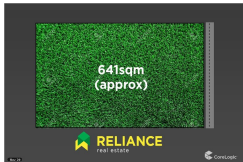
Sold Price

\$322,000

Sold Date

24-Sep-20
 4  2  2

Distance

0.1km


30 Bellerive Crescent Strathtulloh VIC 3338

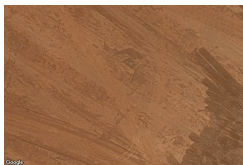
Sold Price

\$330,000

Sold Date

29-Nov-20
 -  -  2

Distance

0.24km


11 Welwyn Grove Strathtulloh VIC 3338

Sold Price

\$399,000

Sold Date

21-Dec-20
 -  -  -

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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