

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

9 AZADI CRESCENT 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

\$639,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Strathtulloh

Period-from

01 Sep 2023

to

31 Aug 2024

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 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$640,000	27-May-24
14 HATTERSLEY STREET STRATHTULLOH VIC 3338	\$640,000	11-Jun-24
66 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$665,000	20-May-24

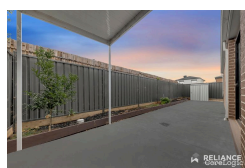
OR

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.~~

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**6 WIMBLEDON BOULEVARD
STRATHTULLOH VIC 3338**

4 2 -

Sold Price **\$640,000** Sold Date **27-May-24**

Distance **0.88km**



**14 HATTERSLEY STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price Sold Date **11-Jun-24**

Distance **1.04km**



**66 WEMBLEY AVENUE
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$665,000** Sold Date **20-May-24**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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