

## 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

34 GRAPPENHALL AVENUE 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

\$330,000

&

\$403,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Other

Suburb

Strathulloh

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 82 EAGLEMONT DRIVE STRATHTULLOH VIC 3338 | \$345,000 | 04-Nov-22 |
| 4 COUNCILLOR DRIVE WEIR VIEWS VIC 3338   | \$369,000 | 12-Oct-22 |
| 84 EAGLEMONT DRIVE STRATHTULLOH VIC 3338 | \$349,000 | 24-Oct-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: 06 March 2023



**82 EAGLEMONT DRIVE  
STRATHTULLOH VIC 3338**

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Sold Price **\$345,000** Sold Date **04-Nov-22**

Distance **0.51km**



**4 COUNCILLOR DRIVE WEIR  
VIEWS VIC 3338**

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Sold Price **\$369,000** Sold Date **12-Oct-22**

Distance **1.58km**



**84 EAGLEMONT DRIVE  
STRATHTULLOH VIC 3338**

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Sold Price **\$349,000** Sold Date **24-Oct-22**

Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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