

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

2 CLEF STREET 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

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$259,455

Property type

Land

Suburb

Strathtulloh

Period-from

01 Nov 2022

to

31 Oct 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

10 TENOR STREET STRATHTULLOH VIC 3338	\$262,000	14-Jun-22
9 PROTEA LANE COBBLEBANK VIC 3338	\$289,300	16-May-22
16 TAMWORTH DRIVE ROCKBANK VIC 3335	\$286,500	31-May-23

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: 13 November 2023



10 TENOR STREET STRATHTULLOH VIC 3338

Sold Price **\$262,000** Sold Date **14-Jun-22**

3 2 -

Distance **0.06km**



9 PROTEA LANE COBBLEBANK VIC 3338

Sold Price **\$289,300** Sold Date **16-May-22**

3 2 -

Distance **1.12km**



16 TAMWORTH DRIVE ROCKBANK VIC 3335

Sold Price **\$286,500** Sold Date **31-May-23**

3 3 -

Distance **3.36km**

RS = Recent sale

UN = Undisclosed Sale

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