

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 Lot 1353, Roehampton drive, Strathtulloh VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$395,000

Median sale price

Median price \$380000 Property type House Suburb Melton South

Period - From Aug 2019 to Aug 2020 Source Domain

Comparable property sales

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
30 Bristol Street, Strathtulloh VIC 3338	\$397000	17 AUG 2020
20 Trafalgar Street, Strathtulloh VIC 3338	\$430000	14 JUL 2020
352 Marble Drive, Cobblebank VIC 3338	\$425000	14 AUG 2020

This Statement of Information was prepared on: 9 OCT 2020