

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 AMBIEN 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$259,455

Property type

Land

Suburb

Strathtulloh

Period-from

01 Feb 2023

to

31 Jan 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

54 CASTLECRAG WAY STRATHTULLOH VIC 3338	\$650,000	12-Jan-24
4 YARROW STREET COBBLEBANK VIC 3338	\$605,000	29-Nov-23
3 MAIDEN PLACE THORNHILL PARK VIC 3335	\$650,000	18-Sep-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.~~

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**54 CASTLECRAG WAY
 STRATHTULLOH VIC 3338**

3 2 2

Sold Price **\$650,000** Sold Date **12-Jan-24**

Distance **0.6km**



**4 YARROW STREET COBBLEBANK
 VIC 3338**

3 2 2

Sold Price **\$605,000** Sold Date **29-Nov-23**

Distance **1.72km**



**3 MAIDEN PLACE THORNHILL
 PARK VIC 3335**

3 2 -

Sold Price **\$650,000** Sold Date **18-Sep-23**

Distance **4.01km**

RS = Recent sale UN = Undisclosed Sale

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