

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1 Saputo Place, Strathulloh Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$430,000

&

\$460,000

### Median sale price

Median price

\$315,000

Property Type

Vacant land

Suburb

Strathtulloh

Period - From

17/07/2023

to

16/07/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	52 Ravenscraig Dr STRATHTULLOH 3338	\$429,000	19/02/2024
2	116 Kingdom Blvd WEIR VIEWS 3338	\$416,000	28/05/2024
3	4 Mortlock St COBBLEBANK 3338	\$404,800	05/04/2024

**OR**

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/07/2024 12:33