

## 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

12 Brasilia Street Strathtulloh VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Nov 2020

to

31 Oct 2021

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 Ipswich Street Strathtulloh VIC 3338  | \$630,000 | 25-Oct-21 |
| 11 Olympic Circuit Strathtulloh VIC 3338 | \$600,000 | 05-Oct-20 |
| 4 Leopold Street Strathtulloh VIC 3338   | \$590,000 | 10-Nov-21 |

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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**10 Ipswich Street Strathtulloh VIC 3338**

Sold Price

<sup>RS</sup>

**\$630,000**

Sold Date

**25-Oct-21**

4 2 2

Distance

**0.53km**



**11 Olympic Circuit Strathtulloh VIC 3338**

Sold Price

**\$600,000**

Sold Date

**05-Oct-20**

4 2 2

Distance

**0.54km**



**4 Leopold Street Strathtulloh VIC 3338**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**10-Nov-21**

4 2 2

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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