

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

123 Wembley Avenue Strathulloh 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Strathulloh

Period-from

01 Feb 2020

to

31 Jan 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

96 Murray Road Thornhill Park VIC 3335	\$450,000	02-Jan-20
1/74 Greenhills Drive Kurunjang VIC 3337	\$460,000	18-Nov-20
9 Stockade Way Aintree VIC 3336	\$510,000	13-Feb-20

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: 11 February 2021



96 Murray Road Thornhill Park VIC 3335

Sold Price

\$450,000

Sold Date

02-Jan-20

3

2

1

Distance

3.23km



1/74 Greenhills Drive Kurunjang VIC 3337

Sold Price

^{RS} **\$460,000**

Sold Date

18-Nov-20

3

2

1

Distance

6.19km



9 Stockade Way Aintree VIC 3336

Sold Price

\$510,000

Sold Date

13-Feb-20

3

2

1

Distance

6.92km

RS = Recent sale

UN = Undisclosed Sale

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