

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 Crawley Street 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

\$569,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,500

Property type

Land

Suburb

Strathtulloh

Period-from

01 Mar 2020

to

28 Feb 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

4 Astley Drive Strathtulloh VIC 3338	\$618,000	24-Feb-21
13 Halford Way Strathtulloh VIC 3338	\$635,000	17-Feb-21
3 Olympic Circuit Strathtulloh VIC 3338	\$611,000	08-Oct-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: 23 March 2021


4 Astley Drive Strathtulloh VIC 3338

 4
  2
  4

Sold Price

^{RS}
\$618,000

Sold Date

24-Feb-21

Distance

0.6km

13 Halford Way Strathtulloh VIC 3338

 4
  2
  2

Sold Price

^{RS}
\$635,000

Sold Date

17-Feb-21

Distance

0.7km

3 Olympic Circuit Strathtulloh VIC 3338

 4
  2
  2

Sold Price

\$611,000

Sold Date

08-Oct-20

Distance

0.76km
RS = Recent sale

UN = Undisclosed Sale

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