

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

10 Ipswich 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

\$619,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Sep 2020

to

31 Aug 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

56 Wimbledon Boulevard Strathtulloh VIC 3338	\$628,000	01-Apr-21
55 Roehampton Drive Strathtulloh VIC 3338	\$615,000	10-Mar-21
46 Riverside Concourse Cobblebank VIC 3338	\$635,000	13-May-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.~~

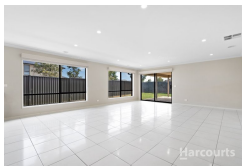
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**56 Wimbledon Boulevard
Strathtulloh VIC 3338**

4 2 2

Sold Price

\$628,000

Sold Date

01-Apr-21

Distance

0.87km



**55 Roehampton Drive Strathtulloh
VIC 3338**

4 2 2

Sold Price

\$615,000

Sold Date

10-Mar-21

Distance

0.91km



**46 Riverside Concourse
Cobblebank VIC 3338**

4 2 2

Sold Price

\$635,000

Sold Date

13-May-21

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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