

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

36 SOUTHLANDS LOOP 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

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Strathulloh

Period-from

01 Nov 2022

to

31 Oct 2023

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

LOT 36101 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$205,106	31-Mar-23
5 AMITY STREET STRATHTULLOH VIC 3338	\$235,000	16-Dec-22
24 OPUS STREET STRATHTULLOH VIC 3338	\$176,400	08-Jul-23

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: 21 November 2023

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LOT 36101 GRAPPENHALL AVENUE Sold Price
STRATHTULLOH VIC 3338

\$205,106 Sold Date **31-Mar-23**

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Distance **0.28km**



5 AMITY STREET STRATHTULLOH Sold Price
VIC 3338

\$235,000 Sold Date **16-Dec-22**

 3  2  2

Distance **1.6km**



24 OPUS STREET STRATHTULLOH Sold Price
VIC 3338

\$176,400 Sold Date **08-Jul-23**

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Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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