

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

3 Gidea Place 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

\$579,000

&

\$609,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Strathtulloh

Period-from

01 Oct 2020

to

30 Sep 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

3 Brasilia Street Strathtulloh VIC 3338	\$561,000	22-Jun-21
45 Atherstone Boulevard Strathtulloh VIC 3338	\$520,000	17-Mar-21
35 Ambervue Drive Cobblebank VIC 3338	\$585,000	18-Jan-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.~~

This Statement of Information was prepared on: 03 October 2021



3 Brasilia Street Strathtulloh VIC 3338

3 2 2

Sold Price

\$561,000

Sold Date

22-Jun-21

Distance

0.14km



45 Atherstone Boulevard Strathtulloh VIC 3338

4 2 2

Sold Price

\$520,000

Sold Date

17-Mar-21

Distance

0.15km



35 Ambervue Drive Cobblebank VIC 3338

4 2 2

Sold Price

\$585,000

Sold Date

18-Jan-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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