

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

4 Astley Drive 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

House

Suburb

Strathtulloh

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

8 Ambervue Drive Cobblebank VIC 3338	\$620,000	21-Aug-20
21 Crystal Road Cobblebank VIC 3338	\$663,000	22-Aug-20
6 Crystal Road Cobblebank VIC 3338	\$685,000	11-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: 11 February 2021



8 Ambervue Drive Cobblebank VIC 3338

Sold Price

\$620,000

Sold Date

21-Aug-20

 5

 3

 2

Distance

0.5km



21 Crystal Road Cobblebank VIC 3338

Sold Price

\$663,000

Sold Date

22-Aug-20

 3

 3

 4

Distance

0.76km



6 Crystal Road Cobblebank VIC 3338

Sold Price

\$685,000

Sold Date

11-Oct-20

 5

 2

 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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