



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

7 Rushton Avenue Strathtulloh VIC 3338

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$440,000

Median Sale Price

\$545,000 Houses in Strathtulloh between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



2 Maracana Circuit Strathtulloh VIC 3338	Sold Price	\$425,000	Sold Date	11-Sep-18
3 2 2			Distance	0.29km



10 Diamond Parade Cobblebank VIC 3338	Sold Price	\$451,000	Sold Date	15-Dec-18
3 2 2			Distance	0.88km



8 Jade Crescent Cobblebank VIC 3338	Sold Price	\$410,000	Sold Date	16-Aug-18
3 2 1			Distance	0.93km

RS = Recent sale

UN = Undisclosed Sale

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