

# 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 40 Runcorn Crescent, Strathulloh Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$585,000

### Median sale price

Median price \$632,500 Property Type House Suburb Strathulloh

Period - From 01/10/2023 to 30/09/2024 Source REIV

### 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 six 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
1	26 Macalister Gr COBBLEBANK 3338	\$520,000	06/12/2024
2	12 Colosseum Dr STRATHTULLOH 3338	\$560,000	09/10/2024
3	35 Dickens St STRATHTULLOH 3338	\$550,000	17/09/2024

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 six months.~~

This Statement of Information was prepared on: 23/12/2024 10:44