

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 MURRAYFIELD 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

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Mar 2023

to

29 Feb 2024

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

31 BELLERIVE CRESCENT STRATHTULLOH VIC 3338	\$621,000	02-Feb-24
52 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$615,000	23-Dec-23
8 PALARA DRIVE STRATHTULLOH VIC 3338	\$630,000	12-Oct-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.~~

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Sales Local Expertz

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**31 BELLERIVE CRESCENT
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

^{RS} **\$621,000** Sold Date **02-Feb-24**

Distance **0.13km**



**52 WEMBLEY AVENUE
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

\$615,000 Sold Date **23-Dec-23**

Distance **0.23km**



**8 PALARA DRIVE STRATHTULLOH
VIC 3338**

4 2 2

Sold Price

\$630,000 Sold Date **12-Oct-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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