

## 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 ADAGIO ROAD STRATHTULLOH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$366,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$305,000

Property type

Land

Suburb

Strathulloh

Period-from

01 Apr 2022

to

31 Mar 2023

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

23 UNISON ROAD STRATHTULLOH VIC 3338	\$395,000	08-Dec-21
12 BALLAD STREET STRATHTULLOH VIC 3338	\$362,000	26-Oct-21
11 OPUS STREET STRATHTULLOH VIC 3338	\$370,000	04-Feb-22

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: 05 April 2023



**23 UNISON ROAD STRATHTULLOH VIC 3338** Sold Price **\$395,000** Sold Date **08-Dec-21**

 4  2  -

Distance **0.08km**



**12 BALLAD STREET STRATHTULLOH VIC 3338** Sold Price **\$362,000** Sold Date **26-Oct-21**

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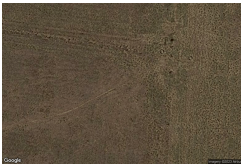
Distance **0.13km**



**11 OPUS STREET STRATHTULLOH VIC 3338** Sold Price **\$370,000** Sold Date **04-Feb-22**

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Distance **0.23km**



**7 TENOR STREET STRATHTULLOH VIC 3338** Sold Price **\$330,000** Sold Date **28-Jun-22**

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Distance **0.24km**

RS = Recent sale      UN = Undisclosed Sale

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