

## 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

2 HARLOW DRIVE STRATHTULLOH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,000

Property type

House

Suburb

Strathtulloh

Period-from

01 Apr 2024

to

31 Mar 2025

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

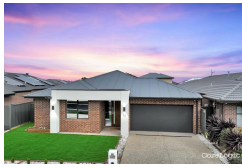
70 WEMBLEY AVENUE STRATHTULLOH VIC 3338	\$775,000	14-Oct-24
20 HARTLAND RISE COBBLEBANK VIC 3338	\$771,000	25-Nov-24

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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AJ Ankit jhanji  
P 03 9746 6000  
M 0406969737  
E aj@barryplant.com.au



**70 WEMBLEY AVENUE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$775,000** Sold Date **14-Oct-24**

Distance **0.28km**



**20 HARTLAND RISE COBBLEBANK  
VIC 3338**

 4  2  2

Sold Price **\$771,000** Sold Date **25-Nov-24**

Distance **1.9km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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