

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

6 SANDYGATE CIRCUIT 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

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

House

Suburb

Strathulloh

Period-from

01 Sep 2021

to

31 Aug 2022

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

10 AUGUSTA WAY STRATHTULLOH VIC 3338	\$555,000	05-Aug-22
74 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$577,500	16-Aug-22
23 TOURMALINE DRIVE COBBLEBANK VIC 3338	\$595,000	31-May-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: 15 September 2022



**10 AUGUSTA WAY
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price ^{RS} **\$555,000** Sold Date **05-Aug-22**

Distance **0.28km**



**74 SHELTERBELT AVENUE WEIR
VIEWS VIC 3338**

 4  2  2

Sold Price ^{RS} **\$577,500** Sold Date **16-Aug-22**

Distance **1.38km**



**23 TOURMALINE DRIVE
COBBLEBANK VIC 3338**

 4  2  2

Sold Price **\$595,000** Sold Date **31-May-22**

Distance **1.04km**

23 TOURMALINE DRIVE, COBBLEBANK

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

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