

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

8 Stevenage Drive Strathulloh 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Other

Suburb

Strathulloh

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Corby Way Strathulloh VIC 3338	\$540,000	20-Jul-20
13 Olympic Circuit Strathulloh VIC 3338	\$590,000	07-Sep-20

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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6 Corby Way Strathtulloh VIC 3338 Sold Price **\$540,000** Sold Date **20-Jul-20**

 4  2  2

Distance **0.57km**



13 Olympic Circuit Strathtulloh VIC 3338 Sold Price ^{RS} **\$590,000** Sold Date **07-Sep-20**

 4  2  2

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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