

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

5 SANDRINGHAM STREET 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Other

Suburb

Strathulloh

Period-from

01 Jun 2023

to

31 May 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

6 SNIPE DRIVE STRATHTULLOH VIC 3338	\$356,000	06-May-24
17 BALLYMENA STREET STRATHTULLOH VIC 3338	\$363,000	26-Feb-24
LOT 3697 PALARA DRIVE STRATHTULLOH VIC 3338	\$350,000	20-Jan-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.~~

This Statement of Information was prepared on: 09 June 2024

**6 SNIPE DRIVE STRATHTULLOH
VIC 3338**

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Sold Price **\$356,000** Sold Date **06-May-24**Distance **0.73km****17 BALLYMENA STREET
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$363,000** Sold Date **26-Feb-24**Distance **1.22km****LOT 3697 PALARA DRIVE
STRATHTULLOH VIC 3338**

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Sold Price **\$350,000** Sold Date **20-Jan-24**Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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