

## 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

23 WIMBLEDON BOULEVARD 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

or range  
between

\$559,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

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

5 BECONTREE CRESCENT STRATHTULLOH VIC 3338	\$666,000	16-May-23
6 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$640,000	19-Jun-24
4 WIMBLEDON BOULEVARD STRATHTULLOH VIC 3338	\$640,000	10-Apr-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: 26 June 2024



**5 BECONTREE CRESCENT  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$666,000** Sold Date **16-May-23**

Distance **0.04km**



**6 WIMBLEDON BOULEVARD  
STRATHTULLOH VIC 3338**

 4  2  -

Sold Price <sup>RS</sup> **\$640,000** Sold Date **19-Jun-24**

Distance **0.14km**



**4 WIMBLEDON BOULEVARD  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$640,000** Sold Date **10-Apr-24**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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