

## 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

24 SELBOURNE STREET 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

\$539,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Strathulloh

Period-from

01 May 2023

to

30 Apr 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

3 HATFIELD STREET STRATHTULLOH VIC 3338	\$555,000	16-Jan-24
50 RUNCORN CRESCENT STRATHTULLOH VIC 3338	\$563,000	22-Nov-23
4 PROTEA LANE COBBLEBANK VIC 3338	\$565,000	21-Feb-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: 13 May 2024



Sales Local Expertz

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**3 HATFIELD STREET  
STRATHTULLOH VIC 3338**

3 2 -

Sold Price **\$555,000** Sold Date **16-Jan-24**

Distance **1.51km**



**50 RUNCORN CRESCENT  
STRATHTULLOH VIC 3338**

3 2 2

Sold Price **\$563,000** Sold Date **22-Nov-23**

Distance **1.85km**



**4 PROTEA LANE COBBLEBANK  
VIC 3338**

4 2 2

Sold Price **\$565,000** Sold Date **21-Feb-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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