

## 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

35 EAGLEMONT DRIVE 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

\$700,000

&

\$730,000

### 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

|   |           |           |
|---|-----------|-----------|
| 58 SALTAIRE DRIVE STRATHTULLOH VIC 3338   | \$720,000 | 25-Jan-24 |
| 48 WEMBLEY AVENUE STRATHTULLOH VIC 3338   | \$750,000 | 24-Mar-24 |
| 76 UPLANDS CRESCENT MELTON SOUTH VIC 3338 | \$726,000 | 24-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



**58 SALTAIRE DRIVE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$720,000** Sold Date **25-Jan-24**

Distance **0.27km**



**48 WEMBLEY AVENUE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$750,000** Sold Date **24-Mar-24**

Distance **0.75km**



**76 UPLANDS CRESCENT MELTON  
SOUTH VIC 3338**

 4  2  2

Sold Price **\$726,000** Sold Date **24-Feb-24**

Distance **1.06km**

RS = Recent sale      UN = Undisclosed Sale

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