

## 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 GRAMERCY PLACE 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

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Other

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

13 GRAMERCY PLACE STRATHTULLOH VIC 3338	\$715,000	08-May-24
58 SALTAIRE DRIVE STRATHTULLOH VIC 3338	\$720,000	25-Jan-24
3 BENHAR STREET THORNHILL PARK VIC 3335	\$710,000	05-Dec-23

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: 31 May 2024



**13 GRAMERCY PLACE  
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

<sup>RS</sup> **\$715,000** Sold Date **08-May-24**

Distance **0.16km**



**58 SALTAIRE DRIVE  
STRATHTULLOH VIC 3338**

4 2 2

Sold Price

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

Distance **1.72km**



**3 BENHAR STREET THORNHILL  
PARK VIC 3335**

4 2 2

Sold Price

**\$710,000** Sold Date **05-Dec-23**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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