

## 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

36 SOUTHLANDS LOOP 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

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$260,727

Property type

Land

Suburb

Strathulloh

Period-from

01 Sep 2022

to

31 Aug 2023

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

LOT 36101 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$205,106	31-Mar-23
LOT 36104 GRAPPENHALL AVENUE STRATHTULLOH VIC 3338	\$196,678	29-Jun-23
50 UNISON ROAD STRATHTULLOH VIC 3338	\$230,000	31-Oct-22

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: 14 September 2023



**LOT 36101 GRAPPENHALL AVENUE** Sold Price **\$205,106** Sold Date **31-Mar-23**  
**STRATHTULLOH VIC 3338**

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Distance **0.28km**



**LOT 36104 GRAPPENHALL** Sold Price **\$196,678** Sold Date **29-Jun-23**  
**AVENUE STRATHTULLOH VIC 3338**

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Distance **0.28km**



**50 UNISON ROAD STRATHTULLOH** Sold Price **\$230,000** Sold Date **31-Oct-22**  
**VIC 3338**

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Distance **1.8km**

RS = Recent sale      UN = Undisclosed Sale

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