

# 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

4 Waldorf Avenue, Strathulloh Vic 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$690,000

### Median sale price

Median price \$647,500 Property Type House Suburb Strathulloh

Period - From 01/04/2023 to 31/03/2024 Source REIV

### 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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 18 Ballad St STRATHTULLOH 3338 | \$675,000 | 16/05/2024   |
| 2 | 41 Metroon Dr WEIR VIEWS 3338  | \$660,000 | 01/05/2024   |
| 3 | 39 Metroon Dr WEIR VIEWS 3338  | \$640,000 | 01/03/2024   |

**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 six months.~~

This Statement of Information was prepared on:

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**Property Type:** Land  
**Land Size:** 336 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$690,000  
**Median House Price**  
 Year ending March 2024: \$647,500

## Comparable Properties

**18 Ballad St STRATHTULLOH 3338 (REI)**

Agent Comments



**Price:** \$675,000  
**Method:**  
**Date:** 16/05/2024  
**Property Type:** House

**41 Metroon Dr WEIR VIEWS 3338 (REI/VG)**

Agent Comments



**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 01/05/2024  
**Property Type:** House  
**Land Size:** 299 sqm approx

**39 Metroon Dr WEIR VIEWS 3338 (VG)**

Agent Comments



**Price:** \$640,000  
**Method:** Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 299 sqm approx

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