

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

5 MARACANA CIRCUIT STRATHTULLOH VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Strathulloh

Period-from

01 Nov 2022

to

31 Oct 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

8 BERNABAU AVENUE STRATHTULLOH VIC 3338	\$705,000	06-Aug-23
9 REDDITCH STREET STRATHTULLOH VIC 3338	\$696,000	21-Sep-23
17 MONACO GROVE STRATHTULLOH VIC 3338	\$722,000	02-Sep-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: 08 November 2023

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**8 BERNABAU AVENUE
STRATHTULLOH VIC 3338**

 4
  2
  2

Sold Price **\$705,000** Sold Date **06-Aug-23**

Distance **0.24km**



**9 REDDITCH STREET
STRATHTULLOH VIC 3338**

 4
  3
  2

Sold Price **\$696,000** Sold Date **21-Sep-23**

Distance **0.49km**



**17 MONACO GROVE
STRATHTULLOH VIC 3338**

 4
  2
  4

Sold Price **\$722,000** Sold Date **02-Sep-23**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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