

## 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

50 RUNCORN CRESCENT 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

\$539,000

&

\$589,000

### 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

52 SALTAIRE DRIVE STRATHTULLOH VIC 3338	\$570,000	02-Aug-23
5 JADE CRESCENT COBBLEBANK VIC 3338	\$565,000	12-Sep-23
38 SELBOURNE STREET STRATHTULLOH VIC 3338	\$590,000	05-Jul-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.~~

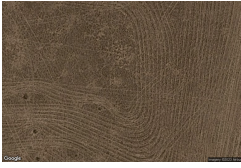
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**52 SALTAIRE DRIVE  
STRATHTULLOH VIC 3338**

3 2 2

Sold Price **\$570,000** Sold Date **02-Aug-23**

Distance **1.25km**



**5 JADE CRESCENT COBBLEBANK  
VIC 3338**

3 2 2

Sold Price <sup>RS</sup> **\$565,000** Sold Date **12-Sep-23**

Distance **1.28km**



**38 SELBOURNE STREET  
STRATHTULLOH VIC 3338**

4 2 2

Sold Price **\$590,000** Sold Date **05-Jul-23**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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