

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Halford Way Strathulloh 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

*House

X

*Unit

Suburb

Strathulloh

Period-from

to

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

4 Diamond Parade Cobblebank VIC 3338	\$520,000	15-May-19
5 Oaky Crescent Cobblebank VIC 3338	\$547,000	18-Dec-18
40 Cornwell Street Melton South VIC 3338	\$585,000	20-Feb-19

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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4 Diamond Parade Cobblebank VIC 3338

Sold Price

\$520,000

Sold Date

15-May-19
 4  2  2

Distance

0.96km


5 Oaky Crescent Cobblebank VIC 3338

Sold Price

\$547,000

Sold Date

18-Dec-18
 4  2  2

Distance

1.09km


40 Cornwell Street Melton South VIC 3338

Sold Price

\$585,000

Sold Date

20-Feb-19
 4  2  2

Distance

1.53km
RS = Recent sale

UN = Undisclosed Sale

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