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

14 POUNDBURY AVENUE 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		\$469,000	&	\$499,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$630,000	Prop	erty type	House		Suburb	Strathtulloh
Period-from	01 Oct 2023	to	30 Sep 2	024	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	
3 GRAZING ROAD WEIR VIEWS VIC 3338	\$485,000	27-May-24	
13 GRAZING ROAD WEIR VIEWS VIC 3338	\$480,000	19-Apr-24	
19 GRAZING ROAD WEIR VIEWS VIC 3338	\$480,000	01-Aug-24	

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: 01 October 2024



consumer.vic.gov.au

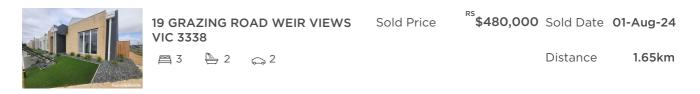


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3 GRAZING ROAD WEIR VIEWS VIC 3338 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	\$485,000	Sold Date Distance	27-May-24 1.64km
13 GRAZING ROAD WEIR VIEWS VIC 3338 ☐ 3	Sold Price	\$480,000	Sold Date Distance	19-Apr-24 1.64km



RS = Recent sale UN = Undisclosed Sale

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