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	2 IRVINE 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	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$621,000	Property type	House	Suburb	Strathtulloh
Period-from	01 Nov 2021	to	31 Oct 2022	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
7 WEMBLEY AVENUE STRATHTULLOH VIC 3338	$630,000	03-Sep-22
8 MARACANA CIRCUIT STRATHTULLOH VIC 3338	$620,000	05-Sep-22
8 IPSWICH STREET STRATHTULLOH VIC 3338	$630,000	29-Aug-22

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: 22 November 2022