

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

51 BULLA ROAD ESSENDON NORTH VIC 3041

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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Essendon North

Period-from

01 Jan 2024

to

31 Dec 2024

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

16 SALISBURY STREET ESSENDON NORTH VIC 3041	\$920,000	18-Nov-24
24 OSHANNASSY STREET ESSENDON NORTH VIC 3041	\$1,047,500	02-Aug-24
286 PASCOE VALE ROAD ESSENDON VIC 3040	\$1,075,000	03-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: 13 January 2025



16 SALISBURY STREET ESSENDON NORTH VIC 3041

 2  1  2

Sold Price

^{RS} **\$920,000**

Sold Date **18-Nov-24**

Distance **0.69km**



24 OSHANNASSY STREET ESSENDON NORTH VIC 3041

 2  1  1

Sold Price

\$1,047,500

Sold Date **02-Aug-24**

Distance **0.47km**



286 PASCOE VALE ROAD ESSENDON VIC 3040

 2  1  1

Sold Price

\$1,075,000

Sold Date **03-Aug-24**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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