

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

105/80 BULLA ROAD STRATHMORE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Oct 2023

to

30 Sep 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

5/87 BULLA ROAD ESSENDON NORTH VIC 3041	\$605,000	22-Sep-23
8/85 BULLA ROAD ESSENDON NORTH VIC 3041	\$585,000	29-Aug-24
104/80 BULLA ROAD STRATHMORE VIC 3041	\$620,000	07-Jun-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: 14 October 2024



**5/87 BULLA ROAD ESSENDON
NORTH VIC 3041**

 2  2  2

Sold Price **\$605,000** Sold Date **22-Sep-23**

Distance **0.13km**



**8/85 BULLA ROAD ESSENDON
NORTH VIC 3041**

 2  1  1

Sold Price ^{RS} **\$585,000** Sold Date **29-Aug-24**

Distance **0.14km**



**104/80 BULLA ROAD
STRATHMORE VIC 3041**

 2  2  -

Sold Price **\$620,000** Sold Date **07-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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