

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

G01/80 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$834,000

Property type

Unit

Suburb

Strathmore

Period-from

01 May 2023

to

30 Apr 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

301/82 BULLA ROAD STRATHMORE VIC 3041	\$800,000	09-Mar-23
2D KERFERD STREET ESSENDON NORTH VIC 3041	\$768,000	24-Dec-22
5/1 QUEEN STREET ESSENDON VIC 3040	\$695,000	17-Nov-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: 17 May 2024



**301/82 BULLA ROAD
STRATHMORE VIC 3041**

2 2 1

Sold Price **\$800,000** Sold Date **09-Mar-23**

Distance **0.04km**



**2D KERFERD STREET ESSENDON
NORTH VIC 3041**

2 2 1

Sold Price **\$768,000** Sold Date **24-Dec-22**

Distance **0.69km**



**5/1 QUEEN STREET ESSENDON VIC
3040**

2 2 1

Sold Price **\$695,000** Sold Date **17-Nov-22**

Distance **1.03km**



**6/1 QUEEN STREET ESSENDON VIC
3040**

2 2 1

Sold Price **\$680,000** Sold Date **20-Jan-23**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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