

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

2/30 Bulla Road, Strathmore Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$695,000

Median sale price

Median price \$866,000

Property Type Unit

Suburb Strathmore

Period - From 01/07/2024

to 30/09/2024

Source REIV

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 six 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
1	4/972 Mt Alexander Rd ESSENDON 3040	\$710,000	17/09/2024
2	3/28 Roland Av STRATHMORE 3041	\$735,000	31/08/2024
3	3/7-9 Queen St ESSENDON 3040	\$670,000	18/06/2024

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 six months.~~

This Statement of Information was prepared on:

06/11/2024 11:24

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2 1 1

Property Type: Villa
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
September quarter 2024: \$866,000

Comparable Properties



4/972 Mt Alexander Rd ESSENDON 3040 (REI/VG) Agent Comments

2 1 2

Price: \$710,000
Method: Private Sale
Date: 17/09/2024
Property Type: Unit



3/28 Roland Av STRATHMORE 3041 (REI/VG) Agent Comments

2 2 1

Price: \$735,000
Method: Sold Before Auction
Date: 31/08/2024
Rooms: 3
Property Type: Unit



3/7-9 Queen St ESSENDON 3040 (REI) Agent Comments

2 1 1

Price: \$670,000
Method: Private Sale
Date: 18/06/2024
Property Type: Unit

Account - Whitefox Real Estate | P: 96459699



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