

## 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

101/82 BULLA ROAD STRATHMORE VIC 3041

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$806,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Dec 2023

to

30 Nov 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

120/82 BULLA ROAD STRATHMORE VIC 3041	\$469,000	28-Aug-24
119/82 BULLA ROAD STRATHMORE VIC 3041	\$471,000	08-May-24
407/64 KEILOR ROAD ESSENDON NORTH VIC 3041	\$460,000	27-Apr-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: 07 December 2024



**120/82 BULLA ROAD  
 STRATHMORE VIC 3041**

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Sold Price **\$469,000** Sold Date **28-Aug-24**

Distance **0km**



**119/82 BULLA ROAD STRATHMORE  
 VIC 3041**

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Sold Price **\$471,000** Sold Date **08-May-24**

Distance **0.02km**



**407/64 KEILOR ROAD ESSENDON  
 NORTH VIC 3041**

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Sold Price **\$460,000** Sold Date **27-Apr-24**

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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