

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

1/74 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$668,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jan 2019

to

31 Dec 2019

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

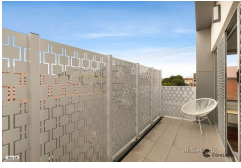
Date of sale

1/5 Queen Street Essendon VIC 3040	\$566,000	02-Nov-19
3/13 Schofield Street Essendon VIC 3040	\$605,000	27-Jul-19
1/17 Ballater Street Essendon VIC 3040	\$577,500	30-Nov-19

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: 22 January 2020



1/5 Queen Street Essendon VIC 3040

Sold Price

^{RS}

\$566,000

Sold Date

02-Nov-19

2

1

1

Distance

0.91km



3/13 Schofield Street Essendon VIC 3040

Sold Price

\$605,000

Sold Date

27-Jul-19

2

1

1

Distance

1.11km



1/17 Ballater Street Essendon VIC 3040

Sold Price

^{RS}

\$577,500

Sold Date

30-Nov-19

2

1

2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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