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

1/10 Bulla Road, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,000,000		&		\$1,100,0	00		
Median sale price								
Median price	\$1,800,000	Pro	operty Type	Hou	se		Suburb	Essendon
Period - From	10/02/2024	to	09/02/2025		So	urce	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	86 Forrester St ESSENDON 3040	\$1,015,000	03/12/2024
2	4/4 Napier Cr ESSENDON 3040	\$1,080,000	28/11/2024
3	1/49 Spencer St ESSENDON 3040	\$1,100,000	19/10/2024

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:

10/02/2025 16:43









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 10/02/2024 - 09/02/2025: \$1,800,000

Comparable Properties

86 Forrester St ESSENDON 3040 (REI) 3 2 2 2 Price: \$1,015,000 Method: Private Sale Date: 03/12/2024 Property Type: House	Agent Comments
4/4 Napier Cr ESSENDON 3040 (REI) 4 4 2 2 Price: \$1,080,000 Method: Private Sale Date: 28/11/2024 Property Type: Townhouse (Single)	Agent Comments
1/49 Spencer St ESSENDON 3040 (REI/VG) 3 1 1 1 1 Price: \$1,100,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res)	Agent Comments

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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