

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

G03/82 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

\$744,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Mar 2019

to

29 Feb 2020

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

404/388 Keilor Road Niddrie VIC 3042	\$555,000	15-Nov-19
3/16 Park Street Pascoe Vale VIC 3044	\$580,000	14-Mar-20
3/64 Winifred Street Oak Park VIC 3046	\$663,000	11-Feb-20

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.~~

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404/388 Keilor Road Niddrie VIC 3042

2 2 1

Sold Price

\$555,000

Sold Date

15-Nov-19

Distance

1.51km



3/16 Park Street Pascoe Vale VIC 3044

2 2 1

Sold Price

^{RS} **\$580,000**

Sold Date

14-Mar-20

Distance

1.99km



3/64 Winifred Street Oak Park VIC 3046

2 2 1

Sold Price

^{RS} **\$663,000**

Sold Date

11-Feb-20

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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