

## 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

9/82 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jan 2024

to

31 Dec 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

304/1142 MT ALEXANDER ROAD ESSENDON VIC 3040	\$400,000	07-Nov-24
3/91 LINCOLN ROAD ESSENDON VIC 3040	\$380,000	14-Sep-24
303/1020 MT ALEXANDER ROAD ESSENDON VIC 3040	\$385,000	15-Sep-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: 14 January 2025



**304/1142 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$400,000** Sold Date **07-Nov-24**

Distance **1.02km**



**3/91 LINCOLN ROAD ESSENDON  
 VIC 3040**

 1  1  1

Sold Price **\$380,000** Sold Date **14-Sep-24**

Distance **1.43km**



**303/1020 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

 1  1  1

Sold Price **\$385,000** Sold Date **15-Sep-24**

Distance **1.72km**

RS = Recent sale      UN = Undisclosed Sale

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