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

123/82 Bulla Road, Strathmore Vic 3041

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|------------|
| Range betweer | \$349,000 | | & | | \$379,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$807,500 | Pro | operty Type | Unit | | | Suburb | Strathmore |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | REIV | |

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|---------------------------------|-----------|--------------|
| 1 | 211/36 Collins St ESSENDON 3040 | \$350,000 | 09/03/2024 |
| 2 | | | |
| 3 | | | |

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:

10/04/2024 10:43









Property Type: Apartment Agent Comments

Indicative Selling Price \$349,000 - \$379,000 Median Unit Price Year ending December 2023: \$807,500

Comparable Properties



211/36 Collins St ESSENDON 3040 (REI)



Price: \$350,000 Method: Private Sale Date: 09/03/2024 Property Type: Apartment Agent Comments

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.

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propertydata



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