

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

4/37 BULLA ROAD ESSENDON NORTH 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,000

Property type

Unit

Suburb

Essendon North

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/37 BULLA ROAD ESSENDON NORTH VIC 3041	\$660,000	11-Aug-21
1/37 BULLA ROAD ESSENDON NORTH VIC 3041	\$662,500	08-Dec-21
3/16 ORANGE GROVE ESSENDON NORTH VIC 3041	\$676,500	13-Sep-22

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: 27 October 2022

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**3/37 BULLA ROAD ESSENDON
NORTH VIC 3041** 2  1  1Sold Price **\$660,000** Sold Date **11-Aug-21**Distance **0.01km****1/37 BULLA ROAD ESSENDON
NORTH VIC 3041** 2  1  1Sold Price **\$662,500** Sold Date **08-Dec-21**Distance **0.02km****3/16 ORANGE GROVE ESSENDON
NORTH VIC 3041** 2  1  1Sold Price **\$676,500** Sold Date **13-Sep-22**Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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