

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

116/82 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$792,000

Property type

Unit

Suburb

Strathmore

Period-from

01 Jul 2023

to

30 Jun 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

15/82 BULLA ROAD STRATHMORE VIC 3041	\$385,000	15-Jun-23
9/82 BULLA ROAD STRATHMORE VIC 3041	\$407,500	19-Jan-24
123/82 BULLA ROAD STRATHMORE VIC 3041	\$370,000	21-Apr-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: 08 July 2024



**15/82 BULLA ROAD STRATHMORE
VIC 3041**

Sold Price

\$385,000

Sold Date

15-Jun-23

 1  1  1

Distance

0km



**9/82 BULLA ROAD STRATHMORE
VIC 3041**

Sold Price

\$407,500

Sold Date

19-Jan-24

 1  1  1

Distance

0.02km



**123/82 BULLA ROAD
STRATHMORE VIC 3041**

Sold Price

\$370,000

Sold Date

21-Apr-24

 1  1  1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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