

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

2/12 BULLA ROAD ESSENDON VIC 3040

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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Essendon

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/14 BULLA ROAD ESSENDON VIC 3040	\$925,000	19-May-23
14B WINIFRED STREET ESSENDON VIC 3040	\$950,000	10-Jun-22
3/26 BALLATER STREET ESSENDON VIC 3040	\$840,000	30-Jun-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: 18 October 2023



1/14 BULLA ROAD ESSENDON VIC 3040

3 2 2

Sold Price

\$925,000

Sold Date

19-May-23

Distance

0.03km



14B WINIFRED STREET ESSENDON VIC 3040

3 2 3

Sold Price

\$950,000

Sold Date

10-Jun-22

Distance

0.38km



3/26 BALLATER STREET ESSENDON VIC 3040

3 1 1

Sold Price

\$840,000

Sold Date

30-Jun-22

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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