

# 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

21/82 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)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$764,000 Property Type Unit Suburb Strathmore

Period - From 01/04/2023 to 31/03/2024 Source 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 six 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	1/11 Glass St ESSENDON 3040	\$615,000	13/03/2024
2	201/16 Leake St ESSENDON 3040	\$584,000	23/01/2024
3	9/947 Mt Alexander Rd ESSENDON 3040	\$560,000	29/01/2024

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: 16/05/2024 13:38



**Property Type:** Apartment

**Agent Comments**

Modern light filled apartment with 2 generous bedrooms and bathrooms with a courtyard.

**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

Year ending March 2024: \$764,000

## Comparable Properties



**1/11 Glass St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Same accommodation, slightly newer build and larger interior

**Price:** \$615,000

**Method:** Private Sale

**Date:** 13/03/2024

**Property Type:** Apartment



**201/16 Leake St ESSENDON 3040 (REI/VG)**



**Agent Comments**

Comparable accommodation and size with one less bathroom

**Price:** \$584,000

**Method:** Private Sale

**Date:** 23/01/2024

**Property Type:** Apartment



**9/947 Mt Alexander Rd ESSENDON 3040 (REI/VG)**



**Agent Comments**

Same accommodation, similar condition, slightly older build, same proximity.

**Price:** \$560,000

**Method:** Private Sale

**Date:** 29/01/2024

**Property Type:** Apartment