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										
Range betweer	\$570,000		&		\$620,000					
Median sale p	rice									
Median price	\$764,000	Pro	operty Type	Unit			Suburb	Strathmore		
Period - From	01/04/2023	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress 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.

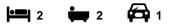
This Statement of Information was prepared on:

16/05/2024 13:38





John Morello 8378 0500



Property Type: Apartment Agent Comments

0412 088 757 johnmorello@jelliscraig.com.au **Indicative Selling Price** \$570,000 - \$620,000

Median Unit Price Year ending March 2024: \$764,000

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

Comparable Properties



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



Price: \$615,000 Method: Private Sale Date: 13/03/2024 Property Type: Apartment

Agent Comments

Same accommodation, slightly newer build and larger interior



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

2

Price: \$584,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment

Agent Comments

Comparable accommodation and size with one less bathroom



9/947 Mt Alexander Rd ESSENDON 3040 (REI/VG) 2 **D** 1 2

Price: \$560.000 Method: Private Sale Date: 29/01/2024 Property Type: Apartment

Agent Comments

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

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555





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