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 between $500,000 & $550,000

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	101/1005 Mt Alexander Rd ESSENDON 3040	$550,000	29/03/2024
2	6/947 Mt Alexander Rd ESSENDON 3040	$525,000	17/06/2024
3	107/11 Glass St ESSENDON 3040	$516,000	14/02/2024

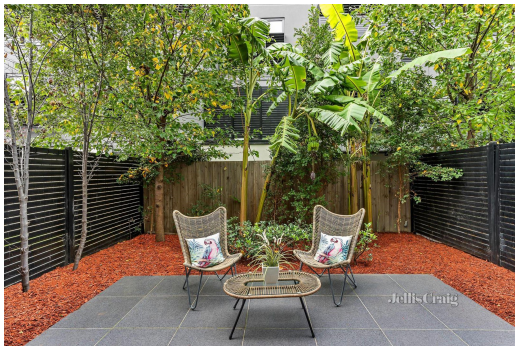
OR

~~**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: 21/06/2024 08:23

21/82 Bulla Road, Strathmore Vic 3041

John Morello
8378 0500
0412 088 757
johnmorello@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

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

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending March 2024: $764,000

Comparable Properties



101/1005 Mt Alexander Rd ESSENDON 3040 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 29/03/2024
Property Type: Unit

Agent Comments

Similar condition, neighbouring suburb, one less bathroom, large courtyard area



6/947 Mt Alexander Rd ESSENDON 3040 (REI)

2 2 1

Price: $525,000
Method: Private Sale
Date: 17/06/2024
Property Type: Apartment

Agent Comments

Older apartment, same accomodation, neighbouring suburb, ground floor with outdoor area



107/11 Glass St ESSENDON 3040 (REI/VG)

2 2 1

Price: $516,000
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment

Agent Comments

neighbouring suburb, same accomodation, newer style apartment, similar condition, balcony area

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.