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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$892,000	Property type	Unit	Suburb	Strathmore
Period-from	01 Oct 2023	to	30 Sep 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
208/388 KEILOR ROAD NIDDRIE VIC 3042	$360,000	22-Jun-24
209/1C BERRY STREET ESSENDON NORTH VIC 3041	$335,000	21-Jun-24
16/100 KEILOR ROAD ESSENDON NORTH VIC 3041	$360,000	30-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: 22 October 2024

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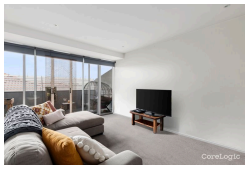


208/388 KEILOR ROAD NIDDRIE VIC 3042

1 1 1

Sold Price **$360,000** Sold Date **22-Jun-24**

Distance **1.54km**



209/1C BERRY STREET ESSENDON NORTH VIC 3041

1 1 1

Sold Price **$335,000** Sold Date **21-Jun-24**

Distance **0.62km**



16/100 KEILOR ROAD ESSENDON NORTH VIC 3041

2 1 1

Sold Price **$360,000** Sold Date **30-Apr-24**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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