71 Bulla Road, Essendon North Vic 3041



3 Bed 2 Bath 2 Car
Property Type: House (Res)
Land Size: 353 sqm approx
Indicative Selling Price
$935, 000
Median House Price
18/11/2023 - 17/11/2024:
$1,375,000

Comparable Properties



9 Laluma Street, Essendon 3040 (REI/VG)
2 Bed 1 Bath - Car
Price: $920,250
Method: Private Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 258 sqm approx
Agent Comments: Superior location, comparable presentation, inferior size



1 Lind Street, Strathmore 3041 (VG)
2 Bed 1 Bath Car
Price: $938,000
Method: Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 597 sqm approx
Agent Comments: Superior location, comparable presentation, inferior size



11 Kerferd Street, Essendon North 3041 (REI/VG)
2 Bed 1 Bath 2 Car
Price: $920,000
Method: Private Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 424 sqm approx
Agent Comments: Superior land size, comparable presentation, comparable location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	71 Bulla Road, Essendon North Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	$935,000

Median sale price

Median price	$1,375,000	House	x	Suburb	Essendon North
Period - From	18/11/2023	to	17/11/2024	Source	REIV

Comparable property sales

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
9 Laluma Street, ESSENDON 3040	$920,250	13/07/2024
1 Lind Street, STRATHMORE 3041	$938,000	06/07/2024
11 Kerferd Street, ESSENDON NORTH 3041	$920,000	29/06/2024

This Statement of Information was prepared on: 16/12/2024

This guide must not be taken as legal advice.