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	1/28 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	$675,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$763,500	Property type	Unit	Suburb	Strathmore
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/130 LEBANON STREET STRATHMORE VIC 3041	$740,000	05-Dec-24
95A MARKET STREET ESSENDON VIC 3040	$750,000	26-Nov-24
1/6 SCHOFIELD STREET ESSENDON VIC 3040	$735,000	13-Apr-25

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 April 2025

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1/130 LEBANON STREET STRATHMORE VIC 3041

2 2 1

Sold Price **$740,000** Sold Date **05-Dec-24**

Distance **1.77km**



95A MARKET STREET ESSENDON VIC 3040

2 2 1

Sold Price **$750,000** Sold Date **26-Nov-24**

Distance **1.24km**



1/6 SCHOFIELD STREET ESSENDON VIC 3040

2 1 1

Sold Price RS **$735,000** Sold Date **13-Apr-25**

Distance **0.81km**

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

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