

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

72 Bulla Road, Strathmore Vic 3041

Indicative selling price

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

Range between \$1,625,000 & \$1,725,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Strathmore

Period - From 01/07/2019 to 30/06/2020 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	118 Woodland St STRATHMORE 3041	\$1,600,000	15/06/2020
2			
3			

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: 13/08/2020 14:09



Rooms: 7

Property Type: House

Land Size: 660 sqm approx

Agent Comments

Original brick Edwardian home on substantial allotment offering 3 or 4 bedrooms and home office/studio at the rear.

Indicative Selling Price

\$1,625,000 - \$1,725,000

Median House Price

Year ending June 2020: \$1,320,000

Comparable Properties



118 Woodland St STRATHMORE 3041 (REI)



Price: \$1,600,000

Method: Private Sale

Date: 15/06/2020

Property Type: House

Agent Comments

Period brick home also located on a main road. Comparable condition. Superior land size.

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.