

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 39 Bulla Road, ESSENDON NORTH 3041

Indicative selling price

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

Range \$1,220,000 - \$1,260,000

Median sale price

Median **House** for **ESSENDON NORTH** for period **Apr 2019 - Jul 2019**

Sourced from **REIV**.

\$1,300,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/40 Kerferd Street,
Essendon North 3041

Price **\$970,000** Sold 01 June
2019

2A Collins Street,
Essendon 3040

Price **\$1,366,000** Sold 28
March 2019

91A Kerferd Street,
Essendon North 3041

Price **\$1,000,000** Sold 05
April 2019

This Statement of Information was prepared on 15th Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House
3 beds 2 baths 2 parking

Frank Dowling Real Estate

1047 Mt Alexander Road,
Essendon VIC 3040

Contact agents



Anthony Elliott

03 9379 4833

0433 171 740

anthony@frankdowling.com.au



Luke Liberati

03 9379 4833

0429 579 878

luke@frankdowling.com.au

Frank Dowling
Real Estate