

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

Median sale price

Median price Property type Suburb
Period - From to Source

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
1. 14 Cuthbert Street, Bulleen	\$ 1,322,000	21/10/2023
2. 13 Austin Street, Bulleen	\$ 1,170,000	11/09/2023
3. 24 Balwyn Road, Bulleen	\$ 1,210,000	5/08/2023

This Statement of Information was prepared on:

Comparable properties



\$ 1,322,000

14 Cuthbert Street, Bulleen, Victoria

DATE: 21/10/2023

PROPERTY TYPE: HOUSE

 3  1
 4  604 sqm



\$ 1,170,000

13 Austin Street, Bulleen, Victoria

DATE: 11/09/2023

PROPERTY TYPE: HOUSE

 3  1
 2  753 sqm



\$ 1,210,000

24 Balwyn Road, Bulleen, Victoria

DATE: 5/08/2023

PROPERTY TYPE: HOUSE

 3  1
 2  627 sqm x

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Our Difference



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