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	1/1 Derreck Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$960,000	&	\$1,050,000
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Median sale price

Median price	\$1,245,000	Pro	perty Type Ur	it		Suburb	Bulleen
Period - From	01/04/2023	to	30/06/2023	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	1/57 Rose Av TEMPLESTOWE LOWER 3107	\$1,069,000	03/04/2023
2	1/18 Avon St BULLEEN 3105	\$1,020,000	26/08/2023
3	5/244 Thompsons Rd TEMPLESTOWE LOWER 3107	\$935,000	26/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/09/2023 10:58





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Indicative Selling Price \$960,000 - \$1,050,000 **Median Unit Price** June quarter 2023: \$1,245,000

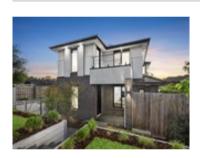




Property Type: Townhouse Land Size: 167 sqm approx

Agent Comments

Comparable Properties



1/57 Rose Av TEMPLESTOWE LOWER 3107

(REI)

-3

Price: \$1,069,000 Method: Private Sale Date: 03/04/2023

Property Type: Townhouse (Single) Land Size: 255 sqm approx

=3

Price: \$1,020,000 Method: Auction Sale Date: 26/08/2023

Property Type: Townhouse (Res)

Agent Comments

1/18 Avon St BULLEEN 3105 (REI) Agent Comments



5/244 Thompsons Rd TEMPLESTOWE LOWER Agent Comments

3107 (REI)

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Price: \$935,000 Method: Private Sale Date: 26/05/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



