

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

1/79 Willow Bend, Bulleen Vic 3105

Indicative selling price

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

Range between

\$870,000

&

\$930,000

Median sale price

Median price

\$1,033,415

Property Type

Unit

Suburb

Bulleen

Period - From

01/10/2023

to

31/12/2023

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	2/35 Lindsay St BULLEEN 3105	\$890,000	02/09/2023
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:

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Property Type:

Divorce/Estate/Family Transfers

Land Size: 343m2 (approx.) sqm
approx

[Agent Comments](#)

Indicative Selling Price

\$870,000 - \$930,000

Median Unit Price

December quarter 2023: \$1,033,415

Comparable Properties



2/35 Lindsay St BULLEEN 3105 (REI/VG)

[Agent Comments](#)

 2  2  2

Price: \$890,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

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.