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

10 Austin Street, Bulleen Vic 3105

Indicative selling price

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

Single price $1,120,000

Median sale price

| Median price | $1,390,000 | Property Type | House | 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 89 Thompsons Rd BULLEEN 3105	$1,230,000	19/01/2024
2 2 Ronald Av BULLEEN 3105	$1,200,000	24/12/2023
3 134 Manningham Rd BULLEEN 3105	$1,165,000	19/10/2023

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: 22/02/2024 17:22

CONSUMER AFFAIRS VICTORIA

10 Austin Street, Bulleen Vic 3105

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Indicative Selling Price
$1,120,000
Median House Price
December quarter 2023: $1,390,000

Property Type: House
Land Size: 668 sqm approx

Agent Comments

Comparable Properties

89 Thompsons Rd BULLEEN 3105 (VG)

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Price: $1,230,000
Method: Sale
Date: 19/01/2024
Property Type: House (Res)
Land Size: 772 sqm approx

Agent Comments

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2 Ronald Av BULLEEN 3105 (REI)

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Price: $1,200,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 738 sqm approx

Agent Comments

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134 Manningham Rd BULLEEN 3105 (REI)

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Price: $1,165,000
Method: Private Sale
Date: 19/10/2023
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800