

# 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](http://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

10 Austin Street, Bulleen Vic 3105

**Jellis  
Craig**

Tony Tuccitto

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**Indicative Selling Price**

\$1,120,000

**Median House Price**

December quarter 2023: \$1,390,000



 3  1  2

**Property Type:** House

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties



**89 Thompsons Rd BULLEEN 3105 (VG)**

Agent Comments

 3  -  -

**Price:** \$1,230,000

**Method:** Sale

**Date:** 19/01/2024

**Property Type:** House (Res)

**Land Size:** 772 sqm approx



**2 Ronald Av BULLEEN 3105 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 24/12/2023

**Property Type:** House

**Land Size:** 738 sqm approx



**134 Manningham Rd BULLEEN 3105 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 19/10/2023

**Property Type:** House (Res)

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



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