

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

11 Cone Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,398,000 Property Type House Suburb Bulleen

Period - From 27/02/2023 to 26/02/2024 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	23 Alpine Av DONCASTER 3108	\$1,605,000	03/12/2023
2	59 Members Dr DONCASTER 3108	\$1,596,000	09/09/2023
3	13a Monaco St DONCASTER 3108	\$1,558,000	25/01/2024

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:

27/02/2024 13:47



4
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 2

Property Type: House
Land Size: 344 sqm approx

Agent Comments

Brand new, no common land, no common wall, total approx. 30.54sq, downstairs master bedroom & 2 living areas - upstairs 2nd master bedroom, 2 more bedrooms & study

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

27/02/2023 - 26/02/2024: \$1,398,000

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,605,000
Method: Sold After Auction
Date: 03/12/2023
Property Type: House (Res)
Land Size: 300 sqm approx



59 Members Dr DONCASTER 3108 (REI/VG)

Agent Comments

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 3
 2

Price: \$1,596,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 287 sqm approx



13a Monaco St DONCASTER 3108 (REI)

Agent Comments

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 3
 1

Price: \$1,558,000
Method: Sold Before Auction
Date: 25/01/2024
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707