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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale pr	rice							
Median price	\$1,398,000	Pro	operty Type	Hou	se		Suburb	Bulleen
Period - From	27/02/2023	to	26/02/2024		So	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.

Ado	dress 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









Property Type: House Land Size: 344 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price 27/02/2023 - 26/02/2024: \$1,398,000

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

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)



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



59 Members Dr DONCASTER 3108 (REI/VG)

Price: \$1,596,000 Method: Auction Sale



Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 287 sqm approx

13a Monaco St DONCASTER 3108 (REI)



Agent Comments

Agent Comments

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





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