

# 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 Rose Avenue, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,314,500

Property Type House

Suburb Bulleen

Period - From 01/01/2024

to 31/03/2024

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	11 Mangan St BULLEEN 3105	\$1,175,000	17/01/2024
2	96 Thompsons Rd BULLEEN 3105	\$1,165,000	28/03/2024
3	112 Thompsons Rd BULLEEN 3105	\$985,000	02/12/2023

**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:

01/05/2024 14:06

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2024: \$1,314,500



 3    1    2

**Property Type:** House

**Land Size:** 659 sqm approx

Agent Comments

## Comparable Properties



**11 Mangan St BULLEEN 3105 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,175,000

**Method:** Sold Before Auction

**Date:** 17/01/2024

**Property Type:** House (Res)

**Land Size:** 692 sqm approx



**96 Thompsons Rd BULLEEN 3105 (REI)**

Agent Comments

 3    1    2

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

**Method:** Sold Before Auction

**Date:** 28/03/2024

**Property Type:** House (Res)

**Land Size:** 736 sqm approx



**112 Thompsons Rd BULLEEN 3105 (REI)**

Agent Comments

 3    1    1

**Price:** \$985,000

**Method:** Auction Sale

**Date:** 02/12/2023

**Property Type:** House (Res)

**Land Size:** 634 sqm approx

Account - Barry Plant | P: 03 9842 8888