

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

112 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,375,000 Property Type House Suburb Bulleen

Period - From 01/07/2023 to 30/09/2023 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	81 Thompsons Rd BULLEEN 3105	\$1,180,600	12/08/2023
2	14 Robinson Gr BULLEEN 3105	\$1,075,000	29/08/2023
3	144-146 Manningham Rd BULLEEN 3105	\$875,000	22/06/2023

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:

06/11/2023 10:10

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 3  1  1

Property Type: House
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
September quarter 2023: \$1,375,000

Comparable Properties



81 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,180,600
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 726 sqm approx



14 Robinson Gr BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,075,000
Method: Private Sale
Date: 29/08/2023
Property Type: House



144-146 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 5  2  1

Price: \$875,000
Method: Sold Before Auction
Date: 22/06/2023
Property Type: House (Res)
Land Size: 645 sqm approx

Account - Barry Plant | P: 03 9842 8888