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

12 Westwood Drive, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,390,000	Pro	operty Type	Hou	se		Suburb	Bulleen	
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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		
2		
3		

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:

05/02/2024 10:05



Harcourts





Property Type: House (Res) Land Size: 902 sqm approx Agent Comments Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$1,250,000 - \$1,300,000 Median House Price December quarter 2023: \$1,390,000

Comparable Properties

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.

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