

# 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

13a Bruce Street, 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 \$1,340,000 Property Type House Suburb Bulleen

Period - From 01/07/2022 to 30/06/2023 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	20a Balwyn Rd BULLEEN 3105	\$1,250,000	01/04/2023
2	1/8 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,188,000	01/07/2023
3	1/57 Rose Av TEMPLESTOWE LOWER 3107	\$1,069,000	03/04/2023

**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:

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4 2 2

**Property Type:** Townhouse  
**Land Size:** 231 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending June 2023: \$1,340,000

## Comparable Properties



20a Balwyn Rd BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 361 sqm approx



1/8 Balmoral Av TEMPLESTOWE LOWER 3107 (REI) Agent Comments

3 2 2

**Price:** \$1,188,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 211 sqm approx



1/57 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG) Agent Comments

3 2 2

**Price:** \$1,069,000  
**Method:** Private Sale  
**Date:** 03/04/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 255 sqm approx