Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	13a Bruce Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,340,000	Pro	perty 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

	areas or comparable property	1 1100	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:	14/08/2023 16:48



Date of sale



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

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Property Type: Townhouse Land Size: 231 sqm approx

Agent Comments

Comparable Properties



20a Balwyn Rd BULLEEN 3105 (REI/VG)

Price: \$1,250,000 Method: Auction Sale Date: 01/04/2023

Property Type: Townhouse (Res) Land Size: 361 sqm approx

Agent Comments

Agent Comments



1/8 Balmoral Av TEMPLESTOWE LOWER 3107 Agent Comments

(REI)

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)

--3

Price: \$1,069,000 Method: Private Sale Date: 03/04/2023

Property Type: Townhouse (Single) Land Size: 255 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800





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