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

14 Cuthbert Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,050,000		&		\$1,150,000				
Median sale p	rice								
Median price	\$1,405,000	Property Type Hous		se		Suburb	Bulleen		
Period - From	01/04/2023	to	30/06/2023		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	25 Cuthbert St BULLEEN 3105	\$1,115,000	05/04/2023
2	30 Apex Cr BULLEEN 3105	\$1,100,000	06/09/2023
3	14 Robinson Gr BULLEEN 3105	\$1,075,000	29/08/2023

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:

18/09/2023 11:53







Property Type: House Land Size: 603 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June guarter 2023: \$1,405,000

Comparable Properties



25 Cuthbert St BULLEEN 3105 (REI/VG)



Price: \$1,115,000 Method: Private Sale Date: 05/04/2023 Property Type: House Land Size: 603 sqm approx

Agent Comments

30 Apex Cr BULLEEN 3105 (REI) · 3

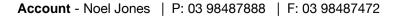
Agent Comments

Price: \$1,100,000 Method: Sold Before Auction Date: 06/09/2023 Property Type: House (Res) Land Size: 604 sqm approx

14 Robinson Gr BULLEEN 3105 (REI) **6** 2



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





propertydata

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