

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 consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Bulleen

Period - From 01/04/2023

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	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

14 Cuthbert Street, Bulleen Vic 3105



 3  1  4

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

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

Comparable Properties



25 Cuthbert St BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  -

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



30 Apex Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  2

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)

Agent Comments

 4  2  2

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

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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