

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 Westminster Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price*

Median price \$1,375,000 Property Type House Suburb Bulleen

Period - From 19/06/2023 to 19/12/2023 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	30 Sandra St BULLEEN 3105	\$1,210,000	11/11/2023
2	13 Austin St BULLEEN 3105	\$1,170,000	20/09/2023
3	30 Apex Cr BULLEEN 3105	\$1,100,000	06/09/2023

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:

19/12/2023 13:02



 4
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price *

19/06/2023 - 19/12/2023: \$1,375,000

* Agent calculated median

Comparable Properties



30 Sandra St BULLEEN 3105 (REI)

Agent Comments

 3
  1
  2

Price: \$1,210,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 726 sqm approx



13 Austin St BULLEEN 3105 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,170,000

Method: Private Sale

Date: 20/09/2023

Property Type: House

Land Size: 753 sqm approx



30 Apex Cr BULLEEN 3105 (REI/VG)

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

Account - Marshall White | P: 03 9822 9999