

# 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

15a Harold 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 \$1,800,000 & \$1,850,000

### Median sale price

Median price \$1,187,000 Property Type Townhouse Suburb Bulleen

Period - From 27/06/2023 to 26/06/2024 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 Aberdeen Dr DONCASTER 3108	\$2,360,000	24/05/2024
2	15 Harold St BULLEEN 3105	\$1,828,000	25/06/2024
3	36 Timber Ridg DONCASTER 3108	\$1,770,000	05/03/2024

**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:

27/06/2024 15:29



 4
  4
  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
 \$1,800,000 - \$1,850,000  
**Median Townhouse Price**  
 27/06/2023 - 26/06/2024: \$1,187,000

## Comparable Properties



**25 Aberdeen Dr DONCASTER 3108 (REI)**

Agent Comments

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**Price:** \$2,360,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** House



**15 Harold St BULLEEN 3105 (REI)**

Agent Comments

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  4
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**Price:** \$1,828,000

**Method:** Private Sale

**Date:** 25/06/2024

**Property Type:** Townhouse (Single)

**Land Size:** 736 sqm approx



**36 Timber Ridg DONCASTER 3108 (REI/VG)**

Agent Comments

 4
  4
  2

**Price:** \$1,770,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House (Res)

**Land Size:** 382 sqm approx

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