

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

191 Fitzgerald Road, Bullengarook

Indicative selling price

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

	or range between	\$2,400,000	&	\$2,500,000
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Median sale price

Median price	N/A	Property type	House	Suburb	Bullengarook
Period - From		to		Source	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
350 Waterloo Flat Road, Bullengarook	\$2,100,000	20/10/2023
158-182 Burns Lane, Toolern Vale	\$2,000,000	27/11/2023

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 9 February 2024