

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

2/8 Cuthbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$730,000 & \$780,000

Median sale price

Median price \$1,033,415 Property Type Unit Suburb Bulleen

Period - From 01/10/2023 to 31/12/2023 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	2/35 Lindsay St BULLEEN 3105	\$890,000	02/09/2023
2	2/120 High St DONCASTER 3108	\$780,000	19/09/2023
3	1/102-106 Thompsons Rd BULLEEN 3105	\$680,000	28/10/2023

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:

12/03/2024 17:21



 2  2  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median Unit Price
December quarter 2023: \$1,033,415

Comparable Properties



2/35 Lindsay St BULLEEN 3105 (REI/VG)

Agent Comments

 2  2  2

Price: \$890,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit



2/120 High St DONCASTER 3108 (REI/VG)

Agent Comments

 2  1  1

Price: \$780,000
Method: Private Sale
Date: 19/09/2023
Property Type: Unit
Land Size: 132 sqm approx



1/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$680,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit
Land Size: 224 sqm approx

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