

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

20 Gisborne Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,314,500

Property Type House

Suburb Bulleen

Period - From 01/01/2024

to 31/03/2024

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 | 4 Claremont La BULLEEN 3105 | \$1,350,000 | 01/02/2024 |
| 2 | 23 Heath St TEMPLESTOWE LOWER 3107 | \$1,260,000 | 16/03/2024 |
| 3 | | | |

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:

06/05/2024 16:52



Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,314,500

Comparable Properties



4 Claremont La BULLEEN 3105 (REI)

Agent Comments



Price: \$1,350,000
Method: Auction Sale
Date: 01/02/2024
Property Type: House (Res)
Land Size: 655 sqm approx



23 Heath St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 670 sqm approx

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.