

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 Riverview Terrace, 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 \$1,314,500 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	12 Hillside Rd BULLEEN 3105	\$1,200,000	16/03/2024
2	10 Riverview Tce BULLEEN 3105	\$1,200,000	13/03/2024
3	17 Estelle St BULLEEN 3105	\$1,100,000	13/04/2024

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:

29/05/2024 10:12



 3  1  1

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2024: \$1,314,500

Comparable Properties



12 Hillside Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  4

Price: \$1,200,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 608 sqm approx



10 Riverview Tce BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,200,000
Method: Private Sale
Date: 13/03/2024
Property Type: House (Res)
Land Size: 603 sqm approx



17 Estelle St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,100,000
Method: Private Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 705 sqm approx

Account - Barry Plant | P: 03 9842 8888