## 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

24 Kimberley Way, Bulleen Vic 3105

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,580,000		&		\$1,680,000					
Median sale p	rice									
Median price	\$1,340,000	Pro	operty Type	Ηοι	ise		Suburb	Bulleen		
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Newbury CI TEMPLESTOWE LOWER 3107	\$1,651,000	18/02/2023
2	37 Collins St BULLEEN 3105	\$1,650,000	03/03/2023
3	7 Eagle Rise TEMPLESTOWE LOWER 3107	\$1,597,000	18/03/2023

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:

10/07/2023 11:35





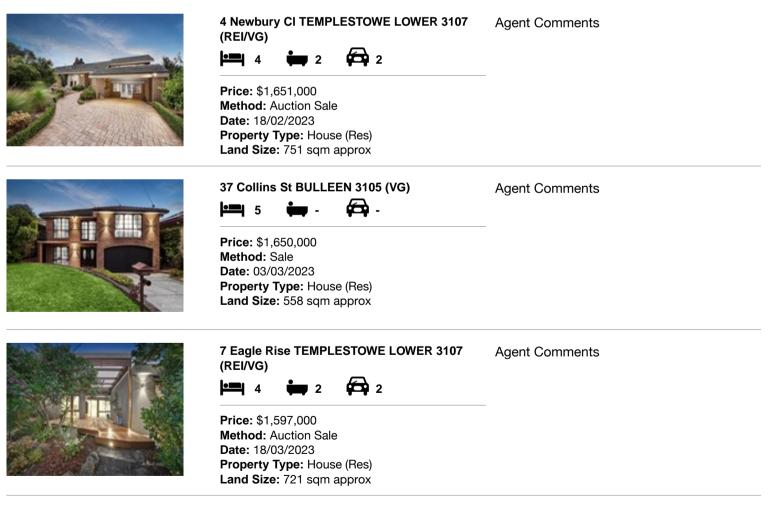




**Property Type:** House Land Size: 707 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price Year ending March 2023: \$1,340,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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