Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 24A Ronald Avenue, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$1,450,000		&		\$1,550,000						
Median sale price											
Median price	\$1,405,000	Pro	operty Type	Hou	ise		Suburb	Bulleen			
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	2a Lonsdale St BULLEEN 3105	\$1,565,000	12/04/2023
2	1/90 Golden Way BULLEEN 3105	\$1,500,000	12/06/2023
3	1/1 Harold St BULLEEN 3105	\$1,426,000	13/05/2023

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:

25/09/2023 14:14









Property Type: Townhouse **Land Size:** 434 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

> Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2023: \$1,405,000

Comparable Properties



2a Lonsdale St BULLEEN 3105 (VG)



Price: \$1,565,000 Method: Sale Date: 12/04/2023 Property Type: House (Res) Land Size: 286 sqm approx Agent Comments

Agent Comments



Price: \$1,500,000 Method: Sold Before Auction Date: 12/06/2023 Property Type: Townhouse (Res)

2

4

→ Harold C → 4 → 4 → 4 → 1,420

1/1 Harold St BULLEEN 3105 (REI/VG)

1/90 Golden Way BULLEEN 3105 (REI/VG)

2



Agent Comments

Price: \$1,426,000 Method: Auction Sale Date: 13/05/2023 Property Type: Townhouse (Res) Land Size: 250 sqm approx

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





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