

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

26 Moresby Avenue, 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 \$1,385,000 Property Type House Suburb Bulleen

Period - From 21/11/2022 to 20/11/2023 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	42 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,340,000	18/11/2023
2	4 Millicent Av BULLEEN 3105	\$1,335,000	18/11/2023
3	89 Thompsons Rd BULLEEN 3105	\$1,230,000	19/11/2023

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:

21/11/2023 08:37



Rooms: 2
Property Type: House
Land Size: 615 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 21/11/2022 - 20/11/2023: \$1,385,000

Comparable Properties



42 Killarney Rd TEMPLESTOWE LOWER 3107 Agent Comments
 (REI)



Price: \$1,340,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 627 sqm approx



4 Millicent Av BULLEEN 3105 (REI) Agent Comments



Price: \$1,335,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 669 sqm approx



89 Thompsons Rd BULLEEN 3105 (REI) Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 19/11/2023
Property Type: House
Land Size: 773 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017