

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

26a Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,250,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

20/09/2022

to

19/09/2023

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	2/35 Alfred St TEMPLESTOWE LOWER 3107	\$1,208,000	02/09/2023
2	99 Hodgson St TEMPLESTOWE LOWER 3107	\$1,200,000	29/07/2023
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:

20/09/2023 13:31

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3 2 2

Rooms: 8
Property Type: Townhouse (Res)
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
20/09/2022 - 19/09/2023: \$1,250,000

Comparable Properties



2/35 Alfred St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,208,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 257 sqm approx



99 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 265 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.