

# 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 33 Bourke Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,300,000

### Median sale price

Median price \$1,405,000 Property Type House Suburb Bulleen

Period - From 01/04/2023 to 30/06/2023 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	36 Westwood Dr BULLEEN 3105	\$1,300,000	22/02/2023
2	20a Balwyn Rd BULLEEN 3105	\$1,250,000	01/04/2023
3	235a Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,250,000	24/03/2023

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: 12/09/2023 12:03

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**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

June quarter 2023: \$1,405,000


 3   
  2   
  2
**Property Type:** House**Land Size:** 401 sqm approx

Agent Comments

## Comparable Properties

**36 Westwood Dr BULLEEN 3105 (REI)**

Agent Comments

 4   
  3   
  2
**Price:** \$1,300,000**Method:** Private Sale**Date:** 22/02/2023**Property Type:** House (Res)**Land Size:** 337 sqm approx**20a Balwyn Rd BULLEEN 3105 (REI)**

Agent Comments

 4   
  2   
  2
**Price:** \$1,250,000**Method:** Auction Sale**Date:** 01/04/2023**Property Type:** Townhouse (Res)**Land Size:** 361 sqm approx**235a Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3   
  2   
  2
**Price:** \$1,250,000**Method:** Private Sale**Date:** 24/03/2023**Property Type:** Unit

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