

# 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

34 Sheahans Road, 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 \$1,310,000 & \$1,400,000

### Median sale price

Median price \$1,314,500 Property Type House Suburb Bulleen

Period - From 01/01/2024 to 31/03/2024 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	35 Dumossa Av BULLEEN 3105	\$1,668,000	03/02/2024
2	67 Morang Av TEMPLESTOWE LOWER 3107	\$1,335,000	08/03/2024
3	14 Morang Av TEMPLESTOWE LOWER 3107	\$1,195,000	19/04/2024

**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:

06/05/2024 13:36

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 4    2    2

**Property Type:** House  
**Land Size:** 791 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,310,000 - \$1,400,000  
**Median House Price**  
March quarter 2024: \$1,314,500

## Comparable Properties



**35 Dumossa Av BULLEEN 3105 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$1,668,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House (Res)  
**Land Size:** 764 sqm approx



**67 Morang Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 4    1    2

**Price:** \$1,335,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 664 sqm approx



**14 Morang Av TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**

 5    2    1

**Price:** \$1,195,000  
**Method:** Sold Before Auction  
**Date:** 19/04/2024  
**Property Type:** House (Res)  
**Land Size:** 750 sqm approx

**Account - Barry Plant | P: 03 9842 8888**