

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

36 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,490,000 & \$1,590,000

Median sale price

Median price \$1,382,000 Property Type House Suburb Bulleen

Period - From 01/10/2022 to 30/09/2023 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	75 Rocklea Rd BULLEEN 3105	\$1,640,000	11/07/2023
2	16 Valentine St BULLEEN 3105	\$1,600,000	20/05/2023
3	9 Estelle St BULLEEN 3105	\$1,520,000	07/06/2023

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: 01/11/2023 16:10



 4  2  2

Property Type: House

Land Size: 821 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

Year ending September 2023: \$1,382,000

Comparable Properties



75 Rocklea Rd BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,640,000

Method: Private Sale

Date: 11/07/2023

Property Type: House (Res)



16 Valentine St BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,600,000

Method: Private Sale

Date: 20/05/2023

Property Type: House

Land Size: 832 sqm approx



9 Estelle St BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 845 sqm approx