

# 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

38 Rocklea 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 \$1,650,000

&

\$1,750,000

### 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	24 Derreck Av BULLEEN 3105	\$1,875,000	23/08/2023
2	29 Jacana Av TEMPLESTOWE LOWER 3107	\$1,700,000	06/07/2023
3	141 Swanston St TEMPLESTOWE LOWER 3107	\$1,570,000	29/04/2023

**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:

25/09/2023 14:58



4 3 2

**Property Type:** House

**Land Size:** 411 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

June quarter 2023: \$1,405,000

## Comparable Properties



**24 Derreck Av BULLEEN 3105 (REI)**

Agent Comments

4 3 3

**Price:** \$1,875,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** House



**29 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

5 3 2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House (Res)

**Land Size:** 364 sqm approx



**141 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 29/04/2023

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx