

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

3a Moresby Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$780,000 & \$858,000

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	1/94 High St DONCASTER 3108	\$982,700	01/04/2023
2	1/60 Robert St BULLEEN 3105	\$897,000	01/07/2023
3	1/29 Madeleine St DONCASTER 3108	\$688,000	17/01/2023

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:

17/07/2023 13:16



Property Type: House

Land Size: 456 sqm approx

Agent Comments

Comparable Properties



1/94 High St DONCASTER 3108 (REI)

Agent Comments



Price: \$982,700

Method: Auction Sale

Date: 01/04/2023

Property Type: Unit

Land Size: 456 sqm approx



1/60 Robert St BULLEEN 3105 (REI)

Agent Comments



Price: \$897,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Unit

Land Size: 212 sqm approx



1/29 Madeleine St DONCASTER 3108 (REI)

Agent Comments



Price: \$688,000

Method: Private Sale

Date: 17/01/2023

Property Type: Unit