

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

4/13 Kampman Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$958,500 Property Type Unit Suburb Bulleen

Period - From 01/01/2023 to 31/12/2023 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 High St DONCASTER 3108	\$862,000	24/11/2023
2	12a High St DONCASTER 3108	\$779,000	24/02/2024
3	4/207 Manningham Rd TEMPLESTOWE LOWER 3107	\$715,000	22/11/2023

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:

18/03/2024 13:18

4/13 Kampman Street, Bulleen Vic 3105

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

Year ending December 2023: \$958,500



 2  1  2

Property Type: Townhouse

Agent Comments

Comparable Properties



24 High St DONCASTER 3108 (REI/VG)

Agent Comments

 3  3  2

Price: \$862,000

Method: Sold Before Auction

Date: 24/11/2023

Property Type: Townhouse (Res)



12a High St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$779,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



**4/207 Manningham Rd TEMPLESTOWE
LOWER 3107 (REI/VG)**

Agent Comments

 2  2  1

Price: \$715,000

Method: Private Sale

Date: 22/11/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



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