

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 Claremont Lane, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

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	66 Golden Way BULLEEN 3105	\$1,300,000	11/11/2023
2	37 Lonsdale St BULLEEN 3105	\$1,350,000	28/07/2023
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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:

22/12/2023 16:07



Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



66 Golden Way BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000

Method: Private Sale

Date: 11/11/2023

Property Type: House

Land Size: 642 sqm approx



37 Lonsdale St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 28/07/2023

Property Type: House (Res)

Land Size: 592 sqm approx

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.