

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 Ralph Street, Bulleen Vic 3105 |
|---------------------------------------|----------------------------------|

Indicative selling price

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

| | |
|--------------|-------------|
| Single price | \$1,225,000 |
|--------------|-------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|------------|--------|---------|
| Median price | \$1,314,500 | Property Type | House | Suburb | Bulleen |
| Period - From | 01/01/2024 | to | 31/03/2024 | 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 | 9 Eric Av TEMPLESTOWE LOWER 3107 | \$1,250,000 | 17/03/2024 |
| 2 | 12 Hillside Rd BULLEEN 3105 | \$1,200,000 | 16/03/2024 |
| 3 | 10 Riverview Tce BULLEEN 3105 | \$1,200,000 | 13/03/2024 |

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: | 02/05/2024 13:31 |
|--|------------------|

4 Ralph Street, Bulleen Vic 3105



first
national
REAL ESTATE

Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

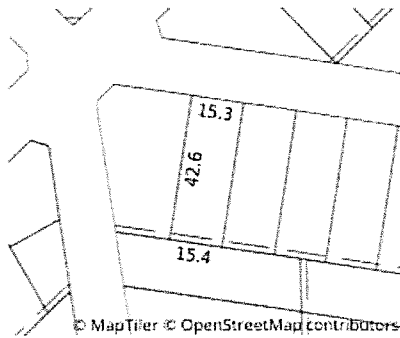
eddie@billschlink.com.au

Indicative Selling Price

\$1,225,000

Median House Price

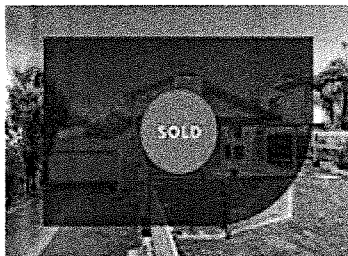
March quarter 2024: \$1,314,500



Property Type:

Agent Comments

Comparable Properties



9 Eric Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



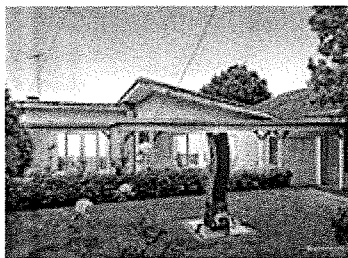
Price: \$1,250,000

Method: Private Sale

Date: 17/03/2024

Property Type: House

Land Size: 658 sqm approx



12 Hillside Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 608 sqm approx



10 Riverview Tce BULLEEN 3105 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 13/03/2024

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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