

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

5/9 Austin Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,350,000 Property Type House 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	26 Balwyn Rd BULLEEN 3105	\$1,235,000	06/12/2023
2	2/15 Derreck Av BULLEEN 3105	\$1,205,000	04/11/2023
3			

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:

31/01/2024 13:29

5/9 Austin Street, Bulleen Vic 3105

**Jellis
Craig**

Nicole Qiu

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3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,350,000

Comparable Properties



26 Balwyn Rd BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$1,235,000

Method: Auction Sale

Date: 06/12/2023

Property Type: House (Res)

Land Size: 314 sqm approx



2/15 Derreck Av BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,205,000

Method: Private Sale

Date: 04/11/2023

Property Type: Townhouse (Single)

Land Size: 161 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.

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



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