

## 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

53 STANLEY STREET BULLEEN VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

House

Suburb

Bulleen

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 14 HODGSON STREET TEMPLESTOWE LOWER VIC 3107 | \$1,260,500 | 20-Apr-24 |
| 95 BOURKE STREET BULLEEN VIC 3105            | \$1,305,000 | 02-Mar-24 |
| 66 GOLDEN WAY BULLEEN VIC 3105               | \$1,300,000 | 11-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 20 April 2024

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**14 HODGSON STREET  
TEMPLESTOWE LOWER VIC 3107**

4 2 2

Sold Price <sup>RS</sup> **\$1,260,500** <sup>UN</sup> Sold Date **20-Apr-24**

Distance **1.97km**



**95 BOURKE STREET BULLEEN VIC  
3105**

4 1 1

Sold Price **\$1,305,000** Sold Date **02-Mar-24**

Distance **1.66km**



**66 GOLDEN WAY BULLEEN VIC  
3105**

4 2 2

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **11-Nov-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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