

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 6 Mangan Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,357,500 Property Type House Suburb Bulleen

Period - From 01/04/2023 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	10 Morang Av TEMPLESTOWE LOWER 3107	\$1,328,000	22/02/2024
2	4 Claremont La BULLEEN 3105	\$1,350,000	01/02/2024
3	2 Hillside Rd BULLEEN 3105	\$1,355,000	12/03/2024

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: 08/07/2024 14:29



3 2 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2024: \$1,357,500

Comparable Properties



10 Morang Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 3 2

Price: \$1,328,000

Method: Private Sale

Date: 22/02/2024

Property Type: House

Land Size: 721 sqm approx



4 Claremont La BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 655 sqm approx



2 Hillside Rd BULLEEN 3105 (VG)

Agent Comments

3 - -

Price: \$1,355,000

Method: Sale

Date: 12/03/2024

Property Type: Development Site (Res)

Land Size: 603 sqm approx