

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

72 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$1,227,500

Property Type Townhouse

Suburb Bulleen

Period - From 15/02/2023

to 14/02/2024

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	1/138 Ayr St DONCASTER 3108	\$1,255,000	16/10/2023
2	13a Bruce St BULLEEN 3105	\$1,250,000	09/09/2023
3	5 Hazel Dr TEMPLESTOWE LOWER 3107	\$1,150,000	02/12/2023

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:

15/02/2024 14:59



Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000

Median Townhouse Price

15/02/2023 - 14/02/2024: \$1,227,500

Comparable Properties



1/138 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,255,000

Method: Private Sale

Date: 16/10/2023

Property Type: Townhouse (Single)

Land Size: 300 sqm approx



13a Bruce St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Townhouse (Res)

Land Size: 231 sqm approx



5 Hazel Dr TEMPLESTOWE LOWER 3107 (REI) Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 264 sqm approx

Account - Barry Plant | P: 03 9842 8888