

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

8 Fremont Close, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/10/2023

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	14 Birrarrung Ct BULLEEN 3105	\$1,975,000	03/02/2024
2	7 Glencester Ct BULLEEN 3105	\$1,700,000	21/10/2023
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:

25/03/2024 16:16

8 Fremont Close, Bulleen Vic 3105

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2023: \$1,390,000



 5  2  2

Property Type: House

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



14 Birrarrung Ct BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,975,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 653 sqm approx



7 Glencester Ct BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 661 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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