Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Robert Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,314,500	Pro	Property Type Hou		se		Suburb	Bulleen
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Sandra St BULLEEN 3105	\$1,210,000	11/11/2023
2	96 Thompsons Rd BULLEEN 3105	\$1,165,000	28/03/2024
3	17 Estelle St BULLEEN 3105	\$1,100,000	13/04/2024

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:

22/04/2024 16:14









Property Type: House Land Size: 628 sqm approx Agent Comments Anthony Pittas 8841 4888 0400 079 408 anthonypittas@jelliscraig.com.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,314,500

Comparable Properties



30 Sandra St BULLEEN 3105 (REI/VG)

96 Thompsons Rd BULLEEN 3105 (REI)

6 2



Price: \$1,210,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 726 sqm approx Agent Comments

Agent Comments

Agent Comments



Price: \$1,165,000 Method: Sold Before Auction Date: 28/03/2024 Property Type: House (Res) Land Size: 736 sqm approx

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17 Estelle St BULLEEN 3105 (REI)



Price: \$1,100,000 Method: Private Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 705 sqm approx

Account - Jellis Craig | P: 03 8841 4888



propertydata

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