

# 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

84 Swanston 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)

Range between \$1,250,000 & \$1,350,000

### 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	14 Westminster Av BULLEEN 3105	\$1,385,000	10/02/2024
2	44 Flinders St BULLEEN 3105	\$1,324,000	02/03/2024
3	25 Helene St BULLEEN 3105	\$1,237,000	24/02/2024

**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:

07/05/2024 16:00

84 Swanston Street, Bulleen Vic 3105

**Jellis  
Craig**

Stephen Le Get

9908 5700

0438 558 870

stephenleget@jellisrcraig.com.au

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

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



 4  2  3

**Property Type:** House

**Land Size:** 557 sqm approx

[Agent Comments](#)

## Comparable Properties



**14 Westminster Av BULLEEN 3105 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**44 Flinders St BULLEEN 3105 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,324,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**25 Helene St BULLEEN 3105 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$1,237,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 604 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700



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