

# 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

10 Yarraleen Place, 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 \$3,000,000 & \$3,200,000

### Median sale price

Median price \$1,416,000 Property Type House Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	19 Flinders St BULLEEN 3105	\$1,828,000	27/08/2024
2	27-29 Golden Way BULLEEN 3105	\$2,520,000	02/03/2024
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:

15/10/2024 11:11

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**Indicative Selling Price**

\$3,000,000 - \$3,200,000

**Median House Price**

September quarter 2024: \$1,416,000



 5  3  2

**Property Type:** House

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 4  2  2

**Price:** \$1,828,000

**Method:** Private Sale

**Date:** 27/08/2024

**Property Type:** House (Res)

**Land Size:** 906 sqm approx



**27-29 Golden Way BULLEEN 3105 (REI)**

**Agent Comments**

 7  5  3

**Price:** \$2,520,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 1477 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 - Barry Plant | P: 03 9842 8888**