

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

25 Estelle Street, Bulleen

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,500,000

Median sale priceMedian price

\$1,360,000

Property type

House

Suburb

Bulleen

Period - From

JULY 21

to

SEP 21

Source

REIV

Comparable property sales

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 Estelle Street, Bulleen	\$ 1,405,000	28/09/21
2 8 Edgevale Road, Bulleen	\$ 1,430,000	27/09/21
3 32 Robert Street, Bulleen	\$ 1,550,000	14/10/21

This Statement of Information was prepared on:

25/10/21

Comparable properties



\$1,405,000

19 Estelle Street, Bulleen, Victoria

DATE: 28/09/21

PROPERTY TYPE: HOUSE



3



2



2



707 sqm



\$1,430,000

8 Edgevale Road, Bulleen, Victoria

DATE: 27/09/21

PROPERTY TYPE: HOUSE



4



1



3



632 sqm



\$1,550,000

32 Robert Street, Bulleen, Victoria

DATE: 14/10/21

PROPERTY TYPE: HOUSE



4



2



3



604sqm x

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21 days on market



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