

# 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 14 ROBINSON GROVE, BULLEEN, VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,100,000

### Median sale price

Median price \$1,340,000

Property type House

Suburb BULLEEN

Period - From 01 July 2022

to

30 June 2023

Source Price Finder

### 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
24 BALWYN RD, BULLEEN, VIC 3105	\$1,210,000	05/08/2023
25 CUTHBERT ST, BULLEEN, VIC 3105	\$1,115,000	04/04/2023
21 BALWYN RD, BULLEEN, VIC 3105	\$1,185,000	31/03/2023

This Statement of Information was prepared on: 10/08/2023