

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

1/75 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,159,000

Median sale price

Median price

\$1,196,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

14/10/2023

to

13/10/2024

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	2/6 Jacana Av TEMPLESTOWE LOWER 3107	\$1,032,500	17/08/2024
2	2/26 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,230,000	01/06/2024
3	30A Lindsay St BULLEEN 3105	\$1,187,000	18/05/2024

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:

14/10/2024 13:56



 3  2  2

Property Type: Townhouse (Res)

Land Size: 246 sqm approx

Agent Comments

Indicative Selling Price

\$1,159,000

Median Townhouse Price

14/10/2023 - 13/10/2024: \$1,196,000

Comparable Properties



2/6 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$1,032,500

Method: Auction Sale

Date: 17/08/2024

Property Type: Townhouse (Res)



2/26 Mayfair Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,230,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Townhouse (Res)

Land Size: 216 sqm approx



30A Lindsay St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,187,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Land Size: 219 sqm approx

Account - Barry Plant | P: 03 9842 8888