

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 Austin Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

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

Period - From 01/10/2021 to 30/09/2022 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	153 Thompsons Rd BULLEEN 3105	\$970,000	20/09/2022
2	73 Thompsons Rd BULLEEN 3105	\$960,000	07/05/2022
3	1 Rae St TEMPLESTOWE LOWER 3107	\$910,000	25/06/2022

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:

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Property Type: House
Land Size: 599sqm sqm approx
Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 Year ending September 2022: \$1,416,000

Comparable Properties



153 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 20/09/2022
Property Type: House
Land Size: 559 sqm approx



73 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$960,000
Method: Auction Sale
Date: 07/05/2022
Rooms: 4
Property Type: House (Res)
Land Size: 432 sqm approx



1 Rae St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$910,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 447 sqm approx

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