

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 Yarraleen Place, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,520,000

Median sale price

Median price

\$1,319,250

Property Type

House

Suburb

Bulleen

Period - From

01/04/2021

to

30/06/2021

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	147 Manningham Rd BULLEEN 3105	\$1,400,000	28/04/2021
2	10 Darrandaul Dr BULLEEN 3105	\$1,360,000	10/07/2021
3	30 The Crest BULLEEN 3105	\$1,300,000	20/03/2021

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:

16/08/2021 09:56

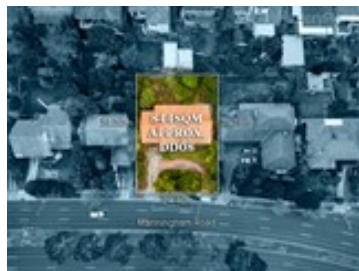


Property Type: Land (Res)

Land Size: 844 sqm approx

Agent Comments

Comparable Properties



147 Manningham Rd BULLEEN 3105 (REI/VG) **Agent Comments**



Price: \$1,400,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: House (Res)

Land Size: 844 sqm approx



10 Darrandaul Dr BULLEEN 3105 (REI) **Agent Comments**



Price: \$1,360,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 664 sqm approx

30 The Crest BULLEEN 3105 (REI) **Agent Comments**



Price: \$1,300,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 683 sqm approx