

# 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

1a Westminster Avenue, 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

\$1,350,000

### Median sale price

Median price

\$1,187,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

19/08/2023

to

18/08/2024

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 Greta Ct TEMPLESTOWE LOWER 3107	\$1,350,000	26/06/2024
2	1/31 Carrathool St BULLEEN 3105	\$1,496,000	23/03/2024
3	2/84 Helene St BULLEEN 3105	\$1,300,000	14/03/2024

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:

19/08/2024 15:24



 4    3    2

**Property Type:** Townhouse (Res)

**Land Size:** 324 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,350,000

**Median Townhouse Price**

19/08/2023 - 18/08/2024: \$1,187,000

## Comparable Properties



**2 Greta Ct TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 3    2    2

**Price:** \$1,350,000

**Method:** Sold Before Auction

**Date:** 26/06/2024

**Property Type:** House (Res)

**Land Size:** 360 sqm approx



**1/31 Carrathool St BULLEEN 3105 (REI)**

**Agent Comments**

 4    3    2

**Price:** \$1,496,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 312 sqm approx



**2/84 Helene St BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4    3    2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 14/03/2024

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888