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

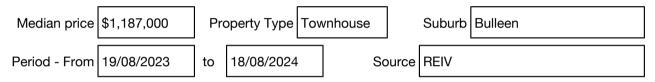
1a Westminster Avenue, Bulleen Vic 3105

Indicative selling price

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Single price \$1,350,000

Median sale price



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









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



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



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

Price: \$1,300,000 Method: Sold Before Auction Date: 14/03/2024 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

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