

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

9 ALISON AVENUE BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,418,000

Property type

House

Suburb

Bulleen

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

3 RIVERVIEW TERRACE BULLEEN VIC 3105	\$1,326,000	02-Apr-22
55 MINCHA AVENUE TEMPLESTOWE LOWER VIC 3107	\$1,125,000	02-Jul-22
17 KANDANGA GROVE BULLEEN VIC 3105	\$1,205,000	23-Jul-22

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 6 months.~~

This Statement of Information was prepared on: 20 September 2022



3 RIVERVIEW TERRACE BULLEEN VIC 3105

3 1 1

Sold Price **\$1,326,000** Sold Date **02-Apr-22**

Distance **1.28km**



55 MINCHA AVENUE TEMPLESTOWE LOWER VIC 3107

4 2 1

Sold Price ^{RS} **\$1,125,000** Sold Date **02-Jul-22**

Distance **0.48km**

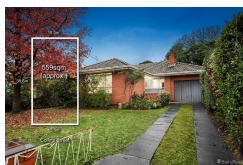


17 KANDANGA GROVE BULLEEN VIC 3105

3 1 2

Sold Price ^{RS} **\$1,205,000** Sold Date **23-Jul-22**

Distance **1.01km**



45 COLLINS STREET BULLEEN VIC 3105

3 1 2

Sold Price **\$1,186,000** Sold Date **25-Jun-22**

Distance **0.43km**



34 GISBORNE STREET BULLEEN VIC 3105

3 1 1

Sold Price **\$1,300,000** Sold Date **19-Apr-22**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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