

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

16 Coromandel Court, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,798,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bulleen

Period - From 01/07/2024

to 30/09/2024

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	5 Penderel Way BULLEEN 3105	\$1,830,000	30/11/2024
2	68 Yarra Valley Blvd BULLEEN 3105	\$1,510,000	21/09/2024
3	19 Flinders St BULLEEN 3105	\$1,828,000	27/08/2024

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:

09/12/2024 09:57



 4
  2
  2

Property Type: House
Land Size: 679 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,798,000
Median House Price
 September quarter 2024: \$1,416,000

Comparable Properties



5 Penderel Way BULLEEN 3105 (REI)

Agent Comments

 4
  3
  2

Price: \$1,830,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx



68 Yarra Valley Blvd BULLEEN 3105 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$1,510,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 327 sqm approx



19 Flinders St BULLEEN 3105 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,828,000
Method: Private Sale
Date: 27/08/2024
Property Type: House (Res)
Land Size: 906 sqm approx

Account - Barry Plant | P: 03 9842 8888



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