

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

80 Templestowe Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Bulleen

Period - From 01/10/2022 to 31/12/2022 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	32 Yarra Valley Blvd BULLEEN 3105	\$2,030,000	17/10/2022
2	21 White Way BULLEEN 3105	\$1,950,000	22/10/2022
3	148 Swanston St TEMPLESTOWE LOWER 3107	\$1,871,000	01/10/2022

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:

24/01/2023 14:04



Rooms: 9

Property Type: House (Res)

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



32 Yarra Valley Blvd BULLEEN 3105 (VG)

Agent Comments



Price: \$2,030,000

Method: Sale

Date: 17/10/2022

Property Type: House (Res)

Land Size: 629 sqm approx



21 White Way BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 657 sqm approx



148 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,871,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 738 sqm approx