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

1/1 St Andrews Crescent, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$640,000		&		\$695,000			
Median sale pi	rice							
Median price	\$972,750	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/10/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6/27 Lincoln Dr BULLEEN 3105	\$575,000	03/03/2025
2			
3			

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:

31/03/2025 17:18









Rooms: 4 Property Type: Townhouse Agent Comments Indicative Selling Price \$640,000 - \$695,000 Median Unit Price December quarter 2024: \$972,750

Comparable Properties



 6/27 Lincoln Dr BULLEEN 3105 (REI)
 Agent Comments

 2
 1
 1

 Price: \$575,000
 1

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.

Method: Private Sale Date: 03/03/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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