

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

2/24 Calderwood Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$810,000

Property Type

Unit

Suburb

Bulleen

Period - From

01/10/2020

to

31/12/2020

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	7/490 Doncaster Rd DONCASTER 3108	\$721,000	27/02/2021
2	2/15 Outhwaite Av DONCASTER 3108	\$712,000	27/11/2020
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:

09/04/2021 10:05



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Property Type: Unit
Land Size: 173 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
December quarter 2020: \$810,000

Comparable Properties



7/490 Doncaster Rd DONCASTER 3108 (REI) **Agent Comments**

 2  1  2

Price: \$721,000
Method: Auction Sale
Date: 27/02/2021
Rooms: 4
Property Type: Unit



2/15 Outhwaite Av DONCASTER 3108 (VG) **Agent Comments**

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Price: \$712,000
Method: Sale
Date: 27/11/2020
Property Type: Flat/Unit/Apartment (Res)

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.