

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

64 Furneaux Grove, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,075,000

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	59 Rose Av TEMPLESTOWE LOWER 3107	\$1,170,000	22/12/2022
2	4 Sentinel Way DONCASTER 3108	\$1,065,000	04/02/2023
3	25 Austin St BULLEEN 3105	\$1,020,000	03/12/2022

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:

09/02/2023 17:39



Property Type: Land

Land Size: 184 sqm approx

Agent Comments

Comparable Properties



59 Rose Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 22/12/2022

Property Type: House (Res)

Land Size: 337 sqm approx



4 Sentinel Way DONCASTER 3108 (REI)

Agent Comments



Price: \$1,065,000

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 503 sqm approx



25 Austin St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)

Land Size: 599 sqm approx