

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

43a Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Bulleen

Period - From 01/01/2021 to 31/03/2021 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	8A Darryl St BULLEEN 3105	\$1,821,000	02/03/2021
2	36A Bordeaux St DONCASTER 3108	\$1,630,000	13/03/2021
3	5a Fir St BULLEEN 3105	\$1,610,000	04/03/2021

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: 05/05/2021 15:32



4
 3
 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2021: \$1,360,000

Comparable Properties



8A Darryl St BULLEEN 3105 (REI)

Agent Comments

4
 2
 2

Price: \$1,821,000

Method: Sold Before Auction

Date: 02/03/2021

Property Type: House (Res)

Land Size: 404 sqm approx



36A Bordeaux St DONCASTER 3108 (REI)

Agent Comments

4
 3
 2

Price: \$1,630,000

Method: Sold Before Auction

Date: 13/03/2021

Property Type: Townhouse (Res)



5a Fir St BULLEEN 3105 (REI)

Agent Comments

4
 2
 2

Price: \$1,610,000

Method: Expression of Interest

Date: 04/03/2021

Property Type: House (Res)