

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

15 Swanston Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,540,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Bulleen

Period - From

01/10/2021

to

31/12/2021

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	319 High St TEMPLESTOWE LOWER 3107	\$1,657,500	15/01/2022
2	56A Millicent Av BULLEEN 3105	\$1,520,000	24/12/2021
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:

24/01/2022 13:04



 4  2  2

Property Type: House (Res)

Land Size: 349 sqm approx

Agent Comments

Indicative Selling Price

\$1,540,000

Median House Price

December quarter 2021: \$1,525,000

Comparable Properties



319 High St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 6  3  2

Price: \$1,657,500

Method: Auction Sale

Date: 15/01/2022

Property Type: House (Res)



56A Millicent Av BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Private Sale

Date: 24/12/2021

Property Type: Townhouse (Single)

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.

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