

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 46 BOURKE STREET, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Bulleen (3105)

Period - From 28/01/2024 to 27/01/2025 Source Property Data

Comparable property sales

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
70 MILLICENT AVENUE, BULLEEN VIC 3105	\$1,430,000	14/11/2024
3 LINCOLN DRIVE, BULLEEN VIC 3105	\$1,360,000	14/10/2024
57 THOMPSONS ROAD, BULLEEN VIC 3105	\$1,403,000	03/10/2024

This Statement of Information was prepared on: 28/01/2025