

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 36 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$1,416,000 Property Type House Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	39 Lilian St BULLEEN 3105	\$1,080,000	07/12/2024
2	189 Thompsons Rd BULLEEN 3105	\$840,000	07/12/2024
3	51 Macedon Rd TEMPLESTOWE LOWER 3107	\$1,035,000	07/12/2024

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: 11/12/2024 14:40

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Indicative Selling Price
\$985,000

Median House Price
September quarter 2024: \$1,416,000



 3  1  2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Comparable Properties



39 Lilian St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 604 sqm approx



189 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 5  2  4

Price: \$840,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 553 sqm approx



51 Macedon Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  1  1

Price: \$1,035,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Account - Barry Plant | P: 03 9842 8888



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