

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

21 Kimberley Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,300,000

&

\$2,400,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Bulleen

Period - From 01/01/2023

to 31/12/2023

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	101 Yarra Valley Blvd BULLEEN 3105	\$2,400,000	01/11/2023
2	13 Dumossa Av BULLEEN 3105	\$2,370,000	27/02/2024
3	22 Pentlowe Av TEMPLESTOWE LOWER 3107	\$2,350,000	24/01/2024

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:

23/03/2024 13:29



5 3 2

Property Type: House
Land Size: 707 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,400,000
Median House Price
Year ending December 2023: \$1,350,000

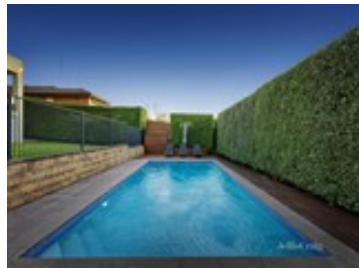
Comparable Properties



101 Yarra Valley Blvd BULLEEN 3105 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,400,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 731 sqm approx



13 Dumossa Av BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$2,370,000
Method: Private Sale
Date: 27/02/2024
Property Type: House (Res)
Land Size: 797 sqm approx



22 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

5 4 2

Price: \$2,350,000
Method: Private Sale
Date: 24/01/2024
Property Type: House (Res)
Land Size: 652 sqm approx

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