

# 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

9 Warringal Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Bulleen

Period - From 01/10/2024 to 31/12/2024 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	45 Summit Dr BULLEEN 3105	\$1,150,000	14/12/2024
2	2 Maringa St BULLEEN 3105	\$1,520,000	09/11/2024
3	80 Swanston St BULLEEN 3105	\$1,150,000	26/10/2024

**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:

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

December quarter 2024: \$1,180,000



 3  1  1

**Property Type:** House

**Land Size:** 733 sqm approx

Agent Comments

## Comparable Properties



**45 Summit Dr BULLEEN 3105 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 14/12/2024

**Property Type:** House

**Land Size:** 656 sqm approx



**2 Maringa St BULLEEN 3105 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 776 sqm approx



**80 Swanston St BULLEEN 3105 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House

**Land Size:** 558 sqm approx

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