

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 53 GOLDEN WAY, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Bulleen (3105)

Period - From 01/11/2023 to 31/10/2024 Source Realestate

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
10 MANGAN STREET, BULLEEN VIC 3105	\$1,940,000	19/10/2024
72 YARRA VALLEY BOULEVARD, BULLEEN VIC 3105	\$2,100,000	06/07/2024
12B LINCOLN DRIVE, BULLEEN VIC 3105	\$1,950,000	01/06/2024

This Statement of Information was prepared on: 19/11/2024