

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 Victoria Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Bulleen

Period - From 01/04/2024

to 30/06/2024

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	27 Flinders St BULLEEN 3105	\$1,416,000	07/09/2024
2	28 Jeffrey St TEMPLESTOWE LOWER 3107	\$1,250,000	06/09/2024
3	17 Nirvana Cr BULLEEN 3105	\$1,230,000	31/07/2024

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:

14/09/2024 12:48

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

June quarter 2024: \$1,365,000



 3  2  2

Property Type: House

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



27 Flinders St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,416,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 557 sqm approx



28 Jeffrey St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Sold Before Auction

Date: 06/09/2024

Property Type: House (Res)

Land Size: 725 sqm approx



17 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,230,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: House (Res)

Land Size: 567 sqm approx

Account - Barry Plant | P: 03 9842 8888