

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 39 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Bulleen

Period - From 01/01/2021 to 31/03/2021 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	28 Lilian St BULLEEN 3105	\$1,125,000	25/11/2020
2	23 Cuthbert St BULLEEN 3105	\$1,075,000	13/03/2021
3	25 Victoria St BULLEEN 3105	\$1,050,000	29/01/2021

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: 19/05/2021 09:46



Property Type:
Divorce/Estate/Family Transfers
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2021: \$1,360,000

Comparable Properties

28 Lilian St BULLEEN 3105 (VG)

Agent Comments



Price: \$1,125,000
Method: Sale
Date: 25/11/2020
Property Type: House (Res)
Land Size: 606 sqm approx



23 Cuthbert St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,075,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 604 sqm approx

25 Victoria St BULLEEN 3105 (VG)

Agent Comments



Price: \$1,050,000
Method: Sale
Date: 29/01/2021
Property Type: House (Res)
Land Size: 590 sqm approx