

## 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

45 ALFREDA AVENUE BULLEEN VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,340,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

Unit

Suburb

Bulleen

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 6 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

45A ALFREDA AVENUE BULLEEN VIC 3105	\$1,775,000	14-Feb-23
15 HAROLD STREET BULLEEN VIC 3105	\$1,828,000	25-Jun-24
2/138 AYR STREET DONCASTER VIC 3108	\$1,410,000	31-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 08 August 2024



**45A ALFREDA AVENUE BULLEEN  
VIC 3105**

4 3 2

Sold Price

**\$1,775,000**

Sold Date

**14-Feb-23**

Distance

**0km**



**15 HAROLD STREET BULLEEN VIC  
3105**

4 4 2

Sold Price

<sup>RS</sup> **\$1,828,000** <sup>UN</sup>

Sold Date

**25-Jun-24**

Distance

**0.36km**



**2/138 AYR STREET DONCASTER  
VIC 3108**

4 3 2

Sold Price

**\$1,410,000**

Sold Date

**31-Mar-23**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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