

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

4 Warringal 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 \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/04/2022

to 30/06/2022

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	5 Valerie St TEMPLESTOWE LOWER 3107	\$1,400,000	02/07/2022
2	19 Dumossa Av BULLEEN 3105	\$1,400,000	25/06/2022
3	8 Apex Cr BULLEEN 3105	\$1,150,000	14/05/2022

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:

27/07/2022 12:49



4 3 2

Property Type: House
Land Size: 791 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 June quarter 2022: \$1,390,000

Comparable Properties



5 Valerie St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 3

Price: \$1,400,000
Method: Auction Sale
Date: 02/07/2022
Property Type: House (Res)
Land Size: 650 sqm approx



19 Dumossa Av BULLEEN 3105 (REI)

Agent Comments

3 1 1

Price: \$1,400,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 770 sqm approx



8 Apex Cr BULLEEN 3105 (REI)

Agent Comments

4 1 2

Price: \$1,150,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 651 sqm approx