### 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

58 Stanley Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,450,000		&		\$1,595,000				
Median sale price									
Median price	\$1,405,000	Pro	Property Type Hous		ise		Suburb	Bulleen	
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Hodgson St TEMPLESTOWE LOWER 3107	\$1,620,000	19/09/2023
2	2 Robinson Gr BULLEEN 3105	\$1,605,000	09/09/2023
3			

OR

**B**<sup>\*</sup> 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.

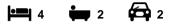
This Statement of Information was prepared on:

21/09/2023 12:01



# RT Edgar





Property Type: House Land Size: 1100 sqm approx Agent Comments Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price June quarter 2023: \$1,405,000

## **Comparable Properties**

1 Hodgson St TEMPLESTOWE LOWER 3107 (REI)   Image: 1 Image: 1   Image: 1 Image: 1   Price: \$1,620,000   Method: Private Sale   Date: 19/09/2023   Property Type: House   Land Size: 1234 sqm approx	Agent Comments
2 Robinson Gr BULLEEN 3105 (REI) 4 1 4 4 Price: \$1,605,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 1159 sqm approx	Agent Comments

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.

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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