

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

27 Edgevale Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,209,999

Median sale price

Median price

\$1,332,500

Property Type

House

Suburb

Bulleen

Period - From

01/07/2022

to

30/09/2022

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	198 Manningham Rd BULLEEN 3105	\$1,100,000	14/11/2022
2	125 Swanston St TEMPLESTOWE LOWER 3107	\$1,410,000	12/11/2022
3			

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:

16/11/2022 10:52



 3  3  2

Property Type: House
Land Size: 688 sqm approx
Agent Comments

Indicative Selling Price

\$1,209,999

Median House Price

September quarter 2022: \$1,332,500

Comparable Properties



198 Manningham Rd BULLEEN 3105 (REI)

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 743 sqm approx

Agent Comments

Larger block, DDO8 and on main road. inferior presentation and interior and decor



125 Swanston St TEMPLESTOWE LOWER 3107 (REI)

 3  2  2

Price: \$1,410,000
Method: Auction Sale
Date: 12/11/2022
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments

Similar size land, property and location. however property is fully renovated more updated including landscape gardening.

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 - Barry Plant | P: 03 9842 8888