

# 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

14 Bruce Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### 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 | 4 Warringal St BULLEEN 3105         | \$1,340,000 | 06/08/2022   |
| 2 | 11 Warringal St BULLEEN 3105        | \$1,325,000 | 27/08/2022   |
| 3 | 25 Astley St TEMPLESTOWE LOWER 3107 | \$1,245,000 | 03/09/2022   |

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:

24/10/2022 14:29



**Property Type:** House

**Land Size:** 736 sqm approx

**Agent Comments**

## Comparable Properties



**4 Warringal St BULLEEN 3105 (REI/VG)**

**Agent Comments**



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 06/08/2022

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**11 Warringal St BULLEEN 3105 (REI)**

**Agent Comments**



**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 27/08/2022

**Property Type:** House (Res)

**Land Size:** 712 sqm approx



**25 Astley St TEMPLESTOWE LOWER 3107 (REI)**

**Agent Comments**



**Price:** \$1,245,000

**Method:** Auction Sale

**Date:** 03/09/2022

**Property Type:** House (Res)

**Land Size:** 727 sqm approx