

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

1/57 Stanley Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,196,000

Property Type Townhouse

Suburb Bulleen

Period - From 16/10/2023

to

15/10/2024

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	97a Willow Bnd BULLEEN 3105	\$1,501,000	11/10/2024
2	12a Flinders St BULLEEN 3105	\$1,645,000	23/09/2024
3	76 Golden Way BULLEEN 3105	\$1,500,000	22/06/2024

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:

16/10/2024 11:17



4
 3
 2

Property Type: Townhouse
Land Size: 308 approx sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,550,000
Median Townhouse Price
 16/10/2023 - 15/10/2024: \$1,196,000

Comparable Properties



97a Willow Bnd BULLEEN 3105 (REI)

Agent Comments

4
 3
 2

Price: \$1,501,000
Method: Sold Before Auction
Date: 11/10/2024
Property Type: House
Land Size: 358 sqm approx



12a Flinders St BULLEEN 3105 (REI)

Agent Comments

4
 3
 2

Price: \$1,645,000
Method: Sold Before Auction
Date: 23/09/2024
Property Type: House (Res)
Land Size: 357 sqm approx



76 Golden Way BULLEEN 3105 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,500,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 362 sqm approx

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