Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

ulleen Vic 3105

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,314,500	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2 Ronald Av BULLEEN 3105	\$1,200,000	24/12/2023
2	87 Helene St BULLEEN 3105	\$1,200,000	17/04/2024
3	344 Manningham Rd DONCASTER 3108	\$1,300,000	11/05/2024

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:	29/05/2024 12:17









Property Type: House Land Size: 763 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** March quarter 2024: \$1,314,500

Comparable Properties



2 Ronald Av BULLEEN 3105 (REI/VG)



Price: \$1,200,000 Method: Private Sale Date: 24/12/2023 Property Type: House Land Size: 738 sqm approx **Agent Comments**



87 Helene St BULLEEN 3105 (REI/VG)

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Price: \$1,200,000 Method: Private Sale Date: 17/04/2024 Property Type: House Land Size: 649 sqm approx Agent Comments

Agent Comments



344 Manningham Rd DONCASTER 3108 (REI)





Price: \$1,300,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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