

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

2 Fremont Close, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Bulleen

Period - From 01/10/2022

to 31/12/2022

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	46 Mincha Av TEMPLESTOWE LOWER 3107	\$1,825,000	14/11/2022
2	35 Pleasant Rd BULLEEN 3105	\$1,750,000	03/12/2022
3	37 Collins St BULLEEN 3105	\$1,688,000	17/12/2022

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:

21/02/2023 11:55



 4  2  2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2022: \$1,410,000

Comparable Properties



46 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,825,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 667 sqm approx



35 Pleasant Rd BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,750,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 556 sqm approx



37 Collins St BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,688,000
Method: Auction Sale
Date: 17/12/2022
Property Type: House (Res)
Land Size: 558 sqm approx