

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

64 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,525,000 Property Type House Suburb Bulleen

Period - From 01/10/2021 to 31/12/2021 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 Mangan St BULLEEN 3105 | \$1,080,000 | 29/01/2022 |
| 2 | 45 Harold St BULLEEN 3105 | \$1,050,000 | 26/10/2021 |
| 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:

14/02/2022 11:24



 3  1  2

Property Type: House

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



4 Mangan St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,080,000

Method: Auction Sale

Date: 29/01/2022

Property Type: House (Res)

Land Size: 604 sqm approx



45 Harold St BULLEEN 3105 (VG)

Agent Comments

 3  -  -

Price: \$1,050,000

Method: Sale

Date: 26/10/2021

Property Type: House (Res)

Land Size: 808 sqm approx

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.