

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

1/11 Albany Place, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,190,000

Median sale price

Median price \$1,258,888

Property Type Unit

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	17a Vista St BULLEEN 3105	\$1,201,000	11/08/2022
2	3/94 Rose Av TEMPLESTOWE LOWER 3107	\$1,130,000	20/07/2022
3	1a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,100,000	20/08/2022

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:

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Indicative Selling Price

\$1,100,000 - \$1,190,000

Median Unit Price

September quarter 2022: \$1,258,888



Property Type: Townhouse

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



17a Vista St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,201,000

Method: Sold Before Auction

Date: 11/08/2022

Property Type: Townhouse (Res)



3/94 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 20/07/2022

Property Type: Townhouse (Single)

Land Size: 200 sqm approx



1a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Townhouse (Res)

Land Size: 338 sqm approx