

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

5 Cuthbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$715,500

Property Type Unit

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	1/326 Thompsons Rd TEMPLESTOWE LOWER 3107	\$963,700	08/09/2021
2	4/325 Thompsons Rd TEMPLESTOWE LOWER 3107	\$950,000	16/10/2021
3	1/92 Ayr St DONCASTER 3108	\$950,000	29/11/2021

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:

07/03/2022 10:37



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Rooms: 6
Property Type: Townhouse (Res)
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
December quarter 2021: \$715,500

Comparable Properties

1/326 Thompsons Rd TEMPLESTOWE LOWER 3107 (VG) **Agent Comments**

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Price: \$963,700
Method: Sale
Date: 08/09/2021
Property Type: Townhouse (Single)



4/325 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Townhouse (Res)

1/92 Ayr St DONCASTER 3108 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 29/11/2021
Property Type: Flat/Unit/Apartment (Res)