

# 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

57 Golden Way, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,559,000

### Median sale price

Median price

\$1,375,000

Property Type

House

Suburb

Bulleen

Period - From

01/07/2023

to

30/09/2023

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 | 78 Golden Way BULLEEN 3105     | \$1,680,000 | 14/10/2023   |
| 2 | 52 Helene St BULLEEN 3105      | \$1,650,000 | 02/09/2023   |
| 3 | 58 Stanley St BULLEEN 3105     | \$1,550,000 | 14/10/2023   |

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:

16/11/2023 13:36



5 3 2

**Property Type:** House (Res)

**Land Size:** 652 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,559,000

**Median House Price**

September quarter 2023: \$1,375,000

## Comparable Properties



**78 Golden Way BULLEEN 3105 (REI)**

**Agent Comments**

5 3 2

**Price:** \$1,680,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 753 sqm approx



**52 Helene St BULLEEN 3105 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**58 Stanley St BULLEEN 3105 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)