## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 57 Golden Way, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	.au/underquo	oting					
Single price	e \$1,559,000									
Median sale price										
Median price	\$1,375,000	Pro	Property Type House			Suburb	Bulleen			
Period - From	01/07/2023	to	30/09/2023	So	ource	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.

Add	dress 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



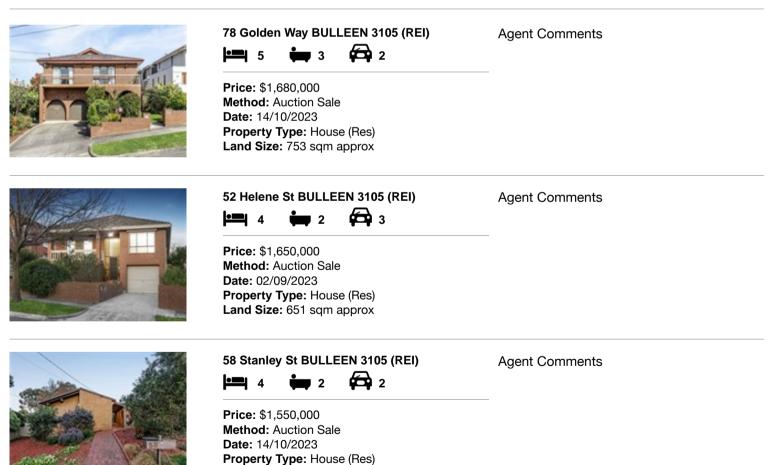






Property Type: House (Res) Land Size: 652 sqm approx Agent Comments Indicative Selling Price \$1,559,000 Median House Price September quarter 2023: \$1,375,000

# **Comparable Properties**



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