

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

54 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,314,500

Property Type House

Suburb Bulleen

Period - From 01/01/2024

to 31/03/2024

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	12 Lincoln Dr BULLEEN 3105	\$2,100,000	16/03/2024
2	12b Lincoln Dr BULLEEN 3105	\$1,950,000	01/06/2024
3	15 Harold St BULLEEN 3105	\$1,828,000	25/06/2024

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:

26/06/2024 06:58

54 Harold Street, Bulleen Vic 3105



Mark Di Giulio

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Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

March quarter 2024: \$1,314,500



4 3 2

Property Type: House

Land Size: 398 sqm approx

Agent Comments

Comparable Properties



12 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

5 3 2

Price: \$2,100,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 412 sqm approx



12b Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

5 3 2

Price: \$1,950,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 421 sqm approx



15 Harold St BULLEEN 3105 (REI)

Agent Comments

4 4 2

Price: \$1,828,000

Method: Private Sale

Date: 25/06/2024

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



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