

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

10 Montgomery Place, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Bulleen

Period - From 21/10/2023

to

20/10/2024

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	206 Manningham Rd BULLEEN 3105	\$1,270,000	24/08/2024
2			
3			

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:

21/10/2024 18:03

10 Montgomery Place, Bulleen Vic 3105



Romano Cellante
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0412 100 989

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

21/10/2023 - 20/10/2024: \$1,335,000



4 2 2

Property Type: House

Land Size: 558 sqm approx

Agent Comments

Comparable Properties



206 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 722 sqm approx

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.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044



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