Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	10 Montgomery Place, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,335,000	Pro	perty 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			

OR

3

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

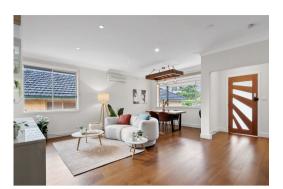




Romano Cellante (03) 9835 1168 0412 100 989 romanoc@rosshunt.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 21/10/2023 - 20/10/2024: \$1,335,000

Agent Comments





Property Type: House Land Size: 558 sqm approx **Agent Comments**

Comparable Properties



206 Manningham Rd BULLEEN 3105 (REI)

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



