

# 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

15 Millicent Avenue, Bulleen Vic 3105

### Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$1,350,000

Property Type House

Suburb Bulleen

Period - From 13/04/2023

to

12/04/2024

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	22 Esther St TEMPLESTOWE LOWER 3107	\$2,080,000	18/11/2023
3	7 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,860,000	08/12/2023

**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:

13/04/2024 11:11



4   
 3   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

13/04/2023 - 12/04/2024: \$1,350,000

## Comparable Properties



**12 Lincoln Dr BULLEEN 3105 (REI)**

Agent Comments

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 2

**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 412 sqm approx



**22 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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 4

**Price:** \$2,080,000

**Method:** Private Sale

**Date:** 18/11/2023

**Property Type:** House

**Land Size:** 352 sqm approx



**7 Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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 4   
 2

**Price:** \$1,860,000

**Method:** Private Sale

**Date:** 08/12/2023

**Property Type:** House

**Land Size:** 365 sqm approx