

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

21 Lonsdale Street Bulleen VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

Suburb

Bulleen

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

25 Lilian Street Bulleen VIC 3105	\$1,157,000	13-Nov-20
11 Millard Street Templestowe Lower VIC 3107	\$1,140,000	26-Feb-21
7 Wattle Court Templestowe Lower VIC 3107	\$1,120,000	14-Nov-20

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 6 months.~~

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25 Lilian Street Bulleen VIC 3105

Sold Price

\$1,157,000

Sold Date

13-Nov-20

3 1 1

Distance

0.64km



11 Millard Street Templestowe Lower VIC 3107

Sold Price

^{RS} **\$1,140,000**

Sold Date

26-Feb-21

3 1 2

Distance

0.87km



7 Wattle Court Templestowe Lower VIC 3107

Sold Price

\$1,120,000

Sold Date

14-Nov-20

4 2 2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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