

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

143 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,416,000 Property Type House Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	34 Lincoln Dr BULLEEN 3105	\$1,000,000	16/11/2024
2	146 Thompsons Rd BULLEEN 3105	\$1,000,000	05/10/2024
3	52 Thompsons Rd BULLEEN 3105	\$1,010,000	23/07/2024

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: 16/11/2024 14:42

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Indicative Selling Price

\$850,000 - \$930,000

Median House Price

September quarter 2024: \$1,416,000



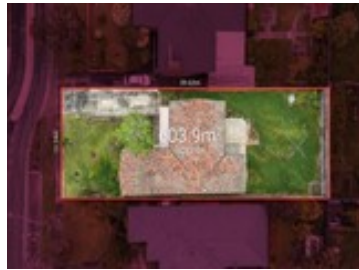
 3  1  2

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



34 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,000,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House

Land Size: 603.90 sqm approx



146 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House (Res)

Land Size: 720 sqm approx



52 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,010,000

Method: Private Sale

Date: 23/07/2024

Property Type: House

Land Size: 604 sqm approx

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