

# 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

1/3 Elizabeth Street, Bulleen Vic 3105

### Indicative selling price

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

Range between \$800,000 & \$880,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Bulleen

Period - From 01/10/2024 to 31/12/2024 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	1/18 Sunhill Rd TEMPLESTOWE LOWER 3107	\$882,500	16/10/2024
2	7 Clyde Ct HEIDELBERG 3084	\$823,000	14/09/2024
3	1/24 Anderson St HEIDELBERG 3084	\$870,000	13/09/2024

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:

22/01/2025 13:27



 3  
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  2

**Property Type:** House  
**Land Size:** 407.9 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 December quarter 2024: \$1,180,000

## Comparable Properties



1/18 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  
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**Price:** \$882,500  
**Method:** Sold Before Auction  
**Date:** 16/10/2024  
**Property Type:** House (Res)



7 Clyde Ct HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  
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  2

**Price:** \$823,000  
**Method:** Private Sale  
**Date:** 14/09/2024  
**Property Type:** Unit  
**Land Size:** 391 sqm approx



1/24 Anderson St HEIDELBERG 3084 (REI/VG)

Agent Comments

 3  
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**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Rooms:** 4  
**Property Type:** House (Res)

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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