

# 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

116a Willow Bend, 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 \$1,800,000

&

\$1,980,000

### 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	22 Philip Av DONCASTER 3108	\$1,802,000	18/11/2024
2	61 Burgundy Dr DONCASTER 3108	\$1,838,888	30/10/2024
3	36 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,930,000	17/08/2024

**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:

22/11/2024 11:01



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median House Price**  
September quarter 2024: \$1,416,000

## Comparable Properties

**22 Philip Av DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,802,000  
**Method:** Private Sale  
**Date:** 18/11/2024  
**Property Type:** House (Res)  
**Land Size:** 421 sqm approx



**61 Burgundy Dr DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$1,838,888  
**Method:** Sold Before Auction  
**Date:** 30/10/2024  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**36 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,930,000  
**Method:** Auction Sale  
**Date:** 17/08/2024  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

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



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