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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,416,000	Pro	operty Type	Ηοι	ISE		Suburb	Bulleen
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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:

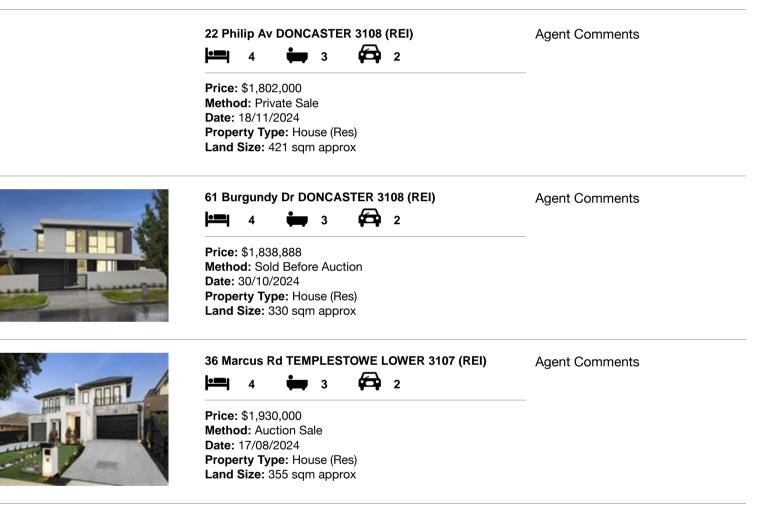
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Property Type: Agent Comments Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price September quarter 2024: \$1,416,000

Comparable Properties



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



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