

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

1/5 Elizabeth Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$715,500

Property Type Unit

Suburb Bulleen

Period - From 01/10/2021

to

31/12/2021

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	4/4-6 Jika St HEIDELBERG 3084	\$745,000	18/11/2021
2	3/5 Elizabeth St BULLEEN 3105	\$730,000	15/09/2021
3	1/48-50 Manningham Rd BULLEEN 3105	\$690,000	19/10/2021

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:

15/03/2022 13:59



Property Type: Unit

Agent Comments

Comparable Properties



4/4-6 Jika St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$745,000

Method: Sold Before Auction

Date: 18/11/2021

Property Type: Unit

Land Size: 194 sqm approx



3/5 Elizabeth St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 15/09/2021

Property Type: Unit



1/48-50 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 19/10/2021

Property Type: Townhouse (Res)