

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 RIVERVIEW TERRACE, BULLEEN, VIC  5  3  2

Indicative Selling Price

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

Price Range: **\$1,750,000 to \$1,850,000**

Provided by: Alvin Lam, Noel Jones Box Hill & Mitcham

MEDIAN SALE PRICE



BULLEEN, VIC, 3105

Suburb Median Sale Price (House)

\$1,325,000

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2/12 LINCOLN DR, BULLEEN, VIC 3105  5  3  2

Sale Price

\$1,950,000

Sale Date: 01/06/2024

Distance from Property: 414m



17 MARIANNE WAY, DONCASTER, VIC 3108  4  3  2

Sale Price

\$1,800,000

Sale Date: 05/10/2024

Distance from Property: 1.1km



14 BALMORAL AVE, TEMPLESTOWE LOWER,  4  3  2

Sale Price

***\$1,750,000**

Sale Date: 19/06/2024

Distance from Property: 1.1km



This report has been compiled on 14/11/2024 by Noel Jones Box Hill & Mitcham. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode: **56 RIVERVIEW TERRACE, BULLEEN, VIC 3105**

Indicative selling price

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

Price Range: **\$1,750,000 to \$1,850,000**

Median sale price

Median price: **\$1,325,000** Property type: **House** Suburb: **BULLEEN**
Period: **01 October 2023 to 30 September 2024** Source: **pricefinder**

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/12 LINCOLN DR, BULLEEN, VIC 3105	\$1,950,000	01/06/2024
17 MARIANNE WAY, DONCASTER, VIC 3108	\$1,800,000	05/10/2024
14 BALMORAL AVE, TEMPLESTOWE LOWER, VIC 3107	*\$1,750,000	19/06/2024

This Statement of Information was prepared on: **14/11/2024**