

# 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

35 Apex Crescent, Bulleen Vic 3105

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$1,314,500

Property Type

House

Suburb

Bulleen

Period - From

01/01/2024

to

31/03/2024

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	14 Westminster Av BULLEEN 3105	\$1,385,000	10/02/2024
2	44 Flinders St BULLEEN 3105	\$1,324,000	02/03/2024
3	66 Golden Way BULLEEN 3105	\$1,300,000	11/11/2023

**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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**Indicative Selling Price**

\$1,450,000

**Median House Price**

March quarter 2024: \$1,314,500



 4  3  2

**Property Type:** House

**Land Size:** 604 sqm approx

**Agent Comments**

## Comparable Properties



**14 Westminster Av BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,385,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 647 sqm approx



**44 Flinders St BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,324,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**66 Golden Way BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 11/11/2023

**Property Type:** House

**Land Size:** 642 sqm approx