

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

45 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bulleen

Period - From 01/10/2021

to

30/09/2022

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	46 Lonsdale St BULLEEN 3105	\$1,468,000	05/11/2022
2	81 Hodgson St TEMPLESTOWE LOWER 3107	\$1,455,000	22/10/2022
3	4 Nirvana Cr BULLEEN 3105	\$1,382,000	17/08/2022

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:

09/11/2022 14:29



3 2 2

Property Type: House
Land Size: 624 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2022: \$1,416,000

Comparable Properties



46 Lonsdale St BULLEEN 3105 (REI)

Agent Comments

5 3 3

Price: \$1,468,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 577 sqm approx



81 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 3 2

Price: \$1,455,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 701 sqm approx



4 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,382,000
Method: Private Sale
Date: 17/08/2022
Property Type: House (Res)
Land Size: 573 sqm approx