

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

34 Gisborne Street, Bulleen

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$ 1,350,000

Median sale priceMedian price

\$1,520,000

Property type

House

Suburb

Bulleen

Period - From

Oct 2021

to

Dec 2021

Source

REIV

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1 Pamela Grove, Templestowe Lower	\$ 1,320,000	6/3/2022
2 11 Calderwood Street, Bulleen	\$ 1,490,000	5/3/2022
3 35 Lilian Street, Bulleen	\$ 1,420,000	5/3/2022

This Statement of Information was prepared on:

8/04/2022

Comparable properties



\$1,320,000

1 Pamela Grove, Templestowe Lower, Victoria

DATE: 6/3/2022

PROPERTY TYPE: HOUSE

 3
  2
 2
 726 sqm



\$1,490,000

11 Calderwood Street, Bulleen, Victoria

DATE: 5/3/2022

PROPERTY TYPE: HOUSE

 3
  1
 2
 731 sqm



\$1,420,000

35 Lilian Street, Bulleen, Victoria

DATE: 5/3/2022

PROPERTY TYPE: HOUSE

 3
  1
 2
 603 sqm x

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21 days on market



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