

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

97a Willow Bend, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,380,000 & \$1,480,000

Median sale price

Median price \$1,365,000 Property Type House Suburb Bulleen

Period - From 01/04/2024 to 30/06/2024 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	24a Finlayson St DONCASTER 3108	\$1,475,000	12/09/2024
2	17 Curnola Av DONCASTER 3108	\$1,472,000	02/09/2024
3	24 Finlayson St DONCASTER 3108	\$1,471,000	28/08/2024

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:

26/09/2024 17:17

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2024: \$1,365,000



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Property Type: House**Land Size:** 358 sqm approx

Agent Comments

Comparable Properties

**24a Finlayson St DONCASTER 3108 (REI)**

Agent Comments

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Price: \$1,475,000**Method:** Private Sale**Date:** 12/09/2024**Property Type:** Townhouse (Single)**Land Size:** 376 sqm approx**17 Curnola Av DONCASTER 3108 (REI)**

Agent Comments

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Price: \$1,472,000**Method:** Private Sale**Date:** 02/09/2024**Property Type:** House (Res)**Land Size:** 382 sqm approx**24 Finlayson St DONCASTER 3108 (REI)**

Agent Comments

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Price: \$1,471,000**Method:** Private Sale**Date:** 28/08/2024**Property Type:** House**Land Size:** 349 sqm approx