

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

24 Stanley Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$1,250,000

Property Type

Townhouse

Suburb

Bulleen

Period - From

20/11/2022

to

19/11/2023

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	24 Derreck Av BULLEEN 3105	\$1,875,000	23/08/2023
2	38 Rocklea Rd BULLEEN 3105	\$1,850,000	20/10/2023
3			

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:

20/11/2023 09:15



4 3 2

Property Type: Luxury townhouse

Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price

\$1,850,000

Median Townhouse Price

20/11/2022 - 19/11/2023: \$1,250,000

Comparable Properties



24 Derreck Av BULLEEN 3105 (REI/VG)

Agent Comments

4 3 3

Price: \$1,875,000

Method: Private Sale

Date: 23/08/2023

Property Type: House



38 Rocklea Rd BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,850,000

Method: Sold Before Auction

Date: 20/10/2023

Property Type: House (Res)

Land Size: 411 sqm approx

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.

Account - VICPROP