## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 24 Stanley Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,850,000								
Median sale price									
Median price	\$1,250,000	Pro	operty Type To	wnhouse	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



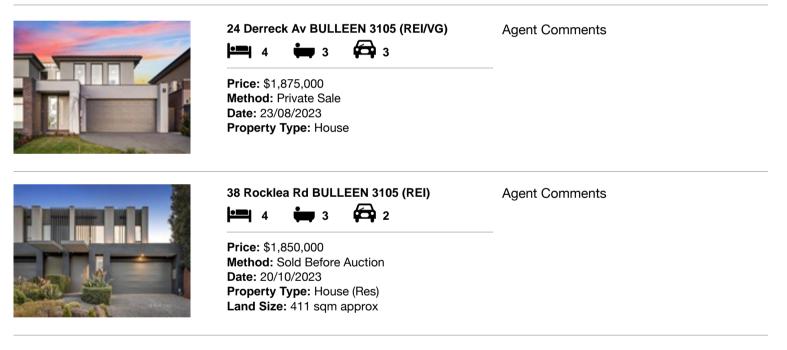






Property Type: Luxury townhouse Land Size: 363 sqm approx Agent Comments Indicative Selling Price \$1,850,000 Median Townhouse Price 20/11/2022 - 19/11/2023: \$1,250,000

# **Comparable Properties**



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

propertydata



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