

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

6A Noelle Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$792,000

Property Type Unit

Suburb Bulleen

Period - From 01/01/2023

to

31/03/2023

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	20a Balwyn Rd BULLEEN 3105	\$1,250,000	01/04/2023
2	2/38 Dumossa Av BULLEEN 3105	\$1,150,000	20/02/2023
3	1/53 Robinson Gr BULLEEN 3105	\$1,095,000	13/01/2023

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:

18/05/2023 12:17



Property Type: Townhouse

Land Size: 367 sqm approx

Agent Comments

Comparable Properties



20a Balwyn Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

Land Size: 361 sqm approx

2/38 Dumossa Av BULLEEN 3105 (VG)

Agent Comments



Price: \$1,150,000

Method: Sale

Date: 20/02/2023

Property Type: Flat/Unit/Apartment (Res)



1/53 Robinson Gr BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,095,000

Method: Private Sale

Date: 13/01/2023

Property Type: Townhouse (Res)