

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

4 Graeme Court, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,368,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Bulleen

Period - From

01/10/2020

to

31/12/2020

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	21 Latrobe St BULLEEN 3105	\$1,430,000	17/01/2021
2	14 Birrarrung Ct BULLEEN 3105	\$1,388,000	29/01/2021
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:

06/02/2021 11:58



Property Type: House

Land Size: 531 sqm approx

Agent Comments

Comparable Properties



21 Latrobe St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,430,000

Method: Private Sale

Date: 17/01/2021

Property Type: House (Res)

Land Size: 591 sqm approx



14 Birrarrung Ct BULLEEN 3105 (REI)

Agent Comments



Price: \$1,388,000

Method: Private Sale

Date: 29/01/2021

Property Type: House

Land Size: 653 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.