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	17b Vista Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,290,000	Pro	perty Type T	ownhouse		Suburb	Bulleen
Period - From	24/08/2021	to	23/08/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Cuthbert St BULLEEN 3105	\$1,190,000	26/03/2022
2	1/10 The Crest BULLEEN 3105	\$1,185,000	23/04/2022
3	2/7 Michael St TEMPLESTOWE LOWER 3107	\$1,180,000	30/04/2022

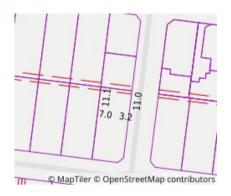
OR

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:	24/08/2022 12:07



RT Edgar





Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 24/08/2021 - 23/08/2022: \$1,290,000

Comparable Properties



5 Cuthbert St BULLEEN 3105 (REI/VG)

3





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Agent Comments

Price: \$1,190,000 Method: Auction Sale Date: 26/03/2022

Property Type: Townhouse (Res)



1/10 The Crest BULLEEN 3105 (REI/VG)

3







Price: \$1,185,000

Method: Sold Before Auction

Date: 23/04/2022

Property Type: Townhouse (Res) **Land Size:** 262 sqm approx

Agent Comments

Agent Comments



2/7 Michael St TEMPLESTOWE LOWER 3107

(REI/VG)

-4





Price: \$1,180,000 **Method:** Auction Sale **Date:** 30/04/2022

Rooms: 7

Property Type: Townhouse (Res) **Land Size:** 234 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



