

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

17b Vista Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,290,000

Property Type Townhouse

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.

	Address 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



Property Type:

Agent Comments

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)

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)

Agent Comments



Price: \$1,185,000

Method: Sold Before Auction

Date: 23/04/2022

Property Type: Townhouse (Res)

Land Size: 262 sqm approx



2/7 Michael St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 30/04/2022

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 234 sqm approx

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