

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

3/51-53 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Bulleen

Period - From 01/10/2023 to 30/09/2024 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	1/18 Sunhill Rd TEMPLESTOWE LOWER 3107	\$882,500	16/10/2024
2	15 Mangan St BULLEEN 3105	\$936,000	15/06/2024
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:

23/10/2024 19:14



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Property Type: House
Land Size: 260 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
Year ending September 2024: \$950,000

Comparable Properties



1/18 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

3 1 1

Price: \$882,500
Method: Sold Before Auction
Date: 16/10/2024
Property Type: House



15 Mangan St BULLEEN 3105 (REI/VG) **Agent Comments**

3 1 2

Price: \$936,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 415 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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996