

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

30 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,450,000

&

\$1,500,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Bulleen

Period - From 01/01/2021

to

31/03/2021

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	69 Summit Dr BULLEEN 3105	\$1,450,000	09/03/2021
2	8 Summit Dr BULLEEN 3105	\$1,355,000	13/03/2021
3	86 Golden Way BULLEEN 3105	\$1,335,000	25/11/2020

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:

20/04/2021 12:26



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



69 Summit Dr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 09/03/2021

Property Type: House (Res)

Land Size: 655 sqm approx

8 Summit Dr BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)

Land Size: 652 sqm approx



86 Golden Way BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,335,000

Method: Private Sale

Date: 25/11/2020

Rooms: 11

Property Type: House

Land Size: 721 sqm approx