

# 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

11 Warringal Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/04/2022

to

30/06/2022

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	19 Dumossa Av BULLEEN 3105	\$1,400,000	25/06/2022
2	40 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,280,000	31/03/2022
3	8 Apex Cr BULLEEN 3105	\$1,150,000	14/05/2022

**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:

27/07/2022 14:42



 4  1  2

**Property Type:** House  
**Land Size:** 712 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
June quarter 2022: \$1,390,000

## Comparable Properties



**19 Dumossa Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 25/06/2022  
**Property Type:** House (Res)  
**Land Size:** 770 sqm approx



**40 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)**

**Agent Comments**

 3  2  -

**Price:** \$1,280,000  
**Method:** Private Sale  
**Date:** 31/03/2022  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**8 Apex Cr BULLEEN 3105 (REI)**

**Agent Comments**

 4  1  2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx