

# 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

19 Frederick Street, Bulleen Vic 3105

### Indicative selling price

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

Range between \$1,030,000

&

\$1,130,000

### Median sale price

Median price \$1,345,000

Property Type House

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	11 Rose Av BULLEEN 3105	\$1,075,000	01/06/2024
2	8 Robert St BULLEEN 3105	\$1,150,000	18/05/2024
3	17 Estelle St BULLEEN 3105	\$1,100,000	13/04/2024

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:

01/10/2024 15:09



3   
 1   
 1

**Property Type:** House  
**Land Size:** 605 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,030,000 - \$1,130,000  
**Median House Price**  
 01/10/2023 - 30/09/2024: \$1,345,000

## Comparable Properties



**11 Rose Av BULLEEN 3105 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,075,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 659 sqm approx



**8 Robert St BULLEEN 3105 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)  
**Land Size:** 628 sqm approx

Kitchen has been updated and slightly larger block



**17 Estelle St BULLEEN 3105 (REI/VG)**

Agent Comments

3   
 1   
 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 13/04/2024  
**Property Type:** House (Res)  
**Land Size:** 705 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192