# 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								
Range betwee	n \$1,030,000		&		\$1,130,0	00		
Median sale p	rice							
Median price	\$1,345,000	Pro	operty Type	Hou	se		Suburb	Bulleen
Period - From	01/10/2023	to	30/09/2024		So	urce	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









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) 3 1 2 Price: \$1,075,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 659 sqm approx	Agent Comments
8 Robert St BULLEEN 3105 (REI/VG) 3 1 2 Price: \$1,150,000 Method: Auction Sale Date: 18/05/2024 Property Type: House (Res) Land Size: 628 sqm approx	Agent Comments Kitchen has been updated and slightly larger —— block
17 Estelle St BULLEEN 3105 (REI/VG) 3 1 2 Price: \$1,100,000 Method: Private Sale Date: 13/04/2024 Property Type: House (Res) Land Size: 705 sqm approx	Agent Comments

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