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	2/15 Derreck Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000

Median sale price

Median price	\$1,245,000	Pro	perty Type	Unit		Suburb	Bulleen
Period - From	01/04/2023	to	30/06/2023		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

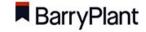
Add	dress of comparable property	Price	Date of sale
1	2/53 Astley St TEMPLESTOWE LOWER 3107	\$1,170,000	22/07/2023
2	3/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,125,000	17/04/2023
3	3/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	18/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/10/2023 08:54





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Indicative Selling Price \$1,150,000 - \$1,250,000 **Median Unit Price** June quarter 2023: \$1,245,000





Property Type: Townhouse Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/53 Astley St TEMPLESTOWE LOWER 3107

(REI)



Price: \$1,170,000

Method: Sold Before Auction

Date: 22/07/2023

Property Type: Townhouse (Res)



3/3 Fran Ct TEMPLESTOWE LOWER 3107 (REI) Agent Comments

Agent Comments

Agent Comments



Price: \$1,125,000 Method: Private Sale Date: 17/04/2023

Property Type: Townhouse (Single)



3/24 Sunhill Rd TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,100,000 Method: Private Sale Date: 18/05/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



