

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

2/15 Derreck Avenue, Bulleen Vic 3105

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

Property 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	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 comparable properties 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



 3  2  2

Property Type: Townhouse

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/53 Astley St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  4  2

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**

 4  3  2

Price: \$1,125,000

Method: Private Sale

Date: 17/04/2023

Property Type: Townhouse (Single)



3/24 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 18/05/2023

Property Type: Townhouse (Single)