

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

Bulleen

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,165,000

Median sale price

Median price \$1,380,000

Property type House

Suburb Bulleen

Period - From July 2023

to

Oct 2023

Source REIV

Comparable property sales

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. 81 Thompsons Road, Bulleen	\$ 1,180,600	12/08/2023
2. 89 Thompson Road, Bulleen	\$ 1,230,000	20/11/2023
3. 24 Balwyn Road, Bulleen	\$ 1,210,000	5/08/2023

This Statement of Information was prepared on: 22/11/2023

Comparable properties



\$ 1,180,600

81 Thompsons Road, Bulleen, Victoria

DATE: 12/08/2023

PROPERTY TYPE: HOUSE

 3  1
 4  726 sqm



\$ 1,230,000

89 Thompsons Road, Bulleen, Victoria

DATE: 20/11/2023

PROPERTY TYPE: HOUSE

 3  1
 2  773 sqm



\$ 1,210,000

24 Balwyn Road, Bulleen, Victoria

DATE: 5/08/2023

PROPERTY TYPE: HOUSE

 3  1
 2  627 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee