

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

4 Egan Drive, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,298,000

Median sale price

Median price

\$1,360,000

Property Type

House

Suburb

Bulleen

Period - From

01/07/2021

to

30/09/2021

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	37 Collins St BULLEEN 3105	\$1,341,000	20/11/2021
2	29 Estelle St BULLEEN 3105	\$1,330,000	07/07/2021
3	11 Flinders St BULLEEN 3105	\$1,300,000	30/08/2021

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:

13/12/2021 09:29



 4  3  2

Property Type: House (Res)

Land Size: 471 sqm approx

Agent Comments

Comparable Properties

37 Collins St BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,341,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)



29 Estelle St BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Private Sale

Date: 07/07/2021

Property Type: House

Land Size: 580 sqm approx



11 Flinders St BULLEEN 3105 (VG)

Agent Comments

 4  -  -

Price: \$1,300,000

Method: Sale

Date: 30/08/2021

Property Type: House (Res)

Land Size: 552 sqm approx