

# 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

5 Springbank Court, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,950,000

### Median sale price

Median price \$1,338,000

Property Type House

Suburb Bulleen

Period - From 24/11/2020

to

23/11/2021

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	1 Larbert Av BALWYN NORTH 3104	\$1,950,000	01/08/2021
2	66 Bulleen Rd BALWYN NORTH 3104	\$1,890,000	10/10/2021
3	120 Manningham Rd BULLEEN 3105	\$1,795,000	08/07/2021

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:

24/11/2021 12:17



5 3 2

**Property Type:** House  
**Land Size:** 820 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median House Price**  
24/11/2020 - 23/11/2021: \$1,338,000

## Comparable Properties



**1 Larbert Av BALWYN NORTH 3104 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,950,000  
**Method:** Sold Before Auction  
**Date:** 01/08/2021  
**Property Type:** House (Res)  
**Land Size:** 753 sqm approx



**66 Bulleen Rd BALWYN NORTH 3104 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,890,000  
**Method:** Sold Before Auction  
**Date:** 10/10/2021  
**Property Type:** House (Res)  
**Land Size:** 466 sqm approx



**120 Manningham Rd BULLEEN 3105 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,795,000  
**Method:** Sale  
**Date:** 08/07/2021  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017