

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1 Stanley Street, Bulleen Vic 3105

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1	\$1,600,000	Or range between		&	
2	\$1,580,000	Or range between		&	
3	\$1,600,000	Or range between		&	
				&	
				&	

Suburb unit median sale price

Median price

\$970,000

Suburb

Bulleen

Period - From

01/04/2022

to

30/06/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
1	1A Mangan St BULLEEN 3105	\$1,590,000	10/09/2022
	1/37 Rose Av BULLEEN 3105	\$1,620,000	02/08/2022
	3/37 Rose Av BULLEEN 3105	\$1,600,000	13/07/2022

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
2	1A Mangan St BULLEEN 3105	\$1,590,000	10/09/2022
	1/37 Rose Av BULLEEN 3105	\$1,620,000	02/08/2022
	3/37 Rose Av BULLEEN 3105	\$1,600,000	13/07/2022

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
3	1A Mangan St BULLEEN 3105	\$1,590,000	10/09/2022
	1/37 Rose Av BULLEEN 3105	\$1,620,000	02/08/2022
	3/37 Rose Av BULLEEN 3105	\$1,600,000	13/07/2022

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale

OR

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

This Statement of Information was prepared on:

26/09/2022 14:04