

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 Graeme Court, Bulleen Vic 3105

Indicative selling price

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

Range between \$3,300,000

&

\$3,500,000

Median sale price

Median price \$1,390,000

Property Type House

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 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	61 Trentwood Av BALWYN NORTH 3104	\$3,420,000	01/09/2022
2	49 Woodville St BALWYN NORTH 3104	\$3,330,000	18/06/2022
3	26 Lindsay St BULLEEN 3105	\$3,120,000	10/08/2022

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:

15/09/2022 14:19



 5  4  2

Property Type: House

Land Size: 874 sqm approx

Agent Comments

Comparable Properties



61 Trentwood Av BALWYN NORTH 3104 (REI)

Agent Comments

 5  5  2

Price: \$3,420,000

Method: Private Sale

Date: 01/09/2022

Property Type: House

Land Size: 605 sqm approx



49 Woodville St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 5  5  2

Price: \$3,330,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 655 sqm approx



26 Lindsay St BULLEEN 3105 (REI)

Agent Comments

 6  4  6

Price: \$3,120,000

Method: Private Sale

Date: 10/08/2022

Property Type: House (Res)

Land Size: 754 sqm approx