Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,350,000	Pro	perty Type	ouse		Suburb	Bulleen
Period - From	11/05/2024	to	10/11/2024	Sc	urce	pdol	

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

A	ddress of comparable property	Price	Date of sale
1	16 Summit Dr, Bulleen Vic	\$1,150,000	06/11/2024
2	11 Rose Av, Bulleen Vic	\$1,075,000	01/06/2024
3	112 Macedon Rd, Templestowe Lower Vic	\$1,150,000	03/09/2024

This Statement of Information was prepared on:	11/11/2024









Property Type: House
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price

Year ending November 2024: \$1,350,000

Comparable Properties



16 Summit Dr, Bulleen Vic

□ 3 □ 2 **□** 3

Price: \$1,150,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 651 sqm approx



11 Rose Av, Bulleen Vic

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Price: \$1,075,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 659 sgm approx



112 Macedon Rd, Templestowe Lower Vic

□ 3 □ 1 **□** 2

Price: \$1,150,000 Method: Private Sale Date: 03/09/2024 Property Type: House (Res) Land Size: 777 sqm approx

Account - Woodards Blackburn | P: 9894 1000



