

# 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

31 Kenneth Street, 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 \$900,000

&

\$990,000

### Median sale price

Median price \$1,327,000

Property Type House

Suburb Bulleen

Period - From 01/01/2023

to

31/03/2023

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 | 4 Moresby Av BULLEEN 3105          | \$1,135,000 | 25/02/2023   |
| 2 | 141 Thompsons Rd BULLEEN 3105      | \$955,000   | 11/03/2023   |
| 3 | 144-146 Manningham Rd BULLEEN 3105 | \$875,000   | 22/06/2023   |

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:

11/07/2023 21:01

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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

March quarter 2023: \$1,327,000



 3  2  1

**Property Type:** House

**Land Size:** 656 sqm approx

**Agent Comments**

## Comparable Properties



**4 Moresby Av BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)

**Land Size:** 593 sqm approx



**141 Thompsons Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 11/03/2023

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**144-146 Manningham Rd BULLEEN 3105 (REI)**

**Agent Comments**

 5  2  1

**Price:** \$875,000

**Method:** Sold Before Auction

**Date:** 22/06/2023

**Property Type:** House (Res)

**Land Size:** 645 sqm approx