

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 72 Golden Way, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,412,500 Property Type House Suburb Bulleen (3105)

Period - From 10/03/2022 to 10/03/2023 Source Realestate

Comparable property sales

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
76 LATROBE STREET, BULLEEN VIC 3105	\$1,338,000	18/03/2023
30 ROBINSON GROVE, BULLEEN VIC 3105	\$1,302,000	24/02/2023
23 PINNACLE CRESCENT, BULLEEN VIC 3105	\$1,270,500	03/12/2022

This Statement of Information was prepared on: 27/03/2023