

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 53 GOLDEN WAY, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,780,000 & \$1,880,000

Median sale price

Median price \$1,465,000 Property Type House Suburb Bulleen (3105)

Period - From 01/02/2024 to 31/01/2025 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
78 YARRA VALLEY BOULEVARD, BULLEEN VIC 3105	\$1,900,000	24/12/2024
5 PENDEREL WAY, BULLEEN VIC 3105	\$1,830,000	30/11/2024
19 FLINDERS STREET, BULLEEN VIC 3105	\$1,828,000	27/08/2024

This Statement of Information was prepared on: 19/02/2025