

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

8 Vista Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,416,000 Property Type House Suburb Bulleen

Period - From 01/07/2024 to 30/09/2024 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	13 Tudor Rd DONCASTER 3108	\$1,310,000	06/12/2024
2	29 Harold St BULLEEN 3105	\$1,172,500	30/11/2024
3	1 Killarney Rd TEMPLESTOWE LOWER 3107	\$1,110,000	17/10/2024

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:

12/12/2024 08:33



 3
  2
  2

Property Type: House
Land Size: 728 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 September quarter 2024: \$1,416,000

Comparable Properties



13 Tudor Rd DONCASTER 3108 (REI)

Agent Comments

 3
  1
  2

Price: \$1,310,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: House
Land Size: 724 sqm approx



29 Harold St BULLEEN 3105 (REI)

Agent Comments

 3
  1
  2

Price: \$1,172,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 741 sqm approx



1 Killarney Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3
  2
  2

Price: \$1,110,000
Method: Private Sale
Date: 17/10/2024
Rooms: 5
Property Type: House (Res)
Land Size: 795 sqm approx

Account - Barry Plant | P: 03 9842 8888