Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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	Pro	perty 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

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



17/10/2024





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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)

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Price: \$1,310,000

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Method: Sold Before Auction

Date: 06/12/2024 Property Type: House

Land Size: 724 sqm approx

Agent Comments



29 Harold St BULLEEN 3105 (REI)

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a 2

Price: \$1,172,500 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: House (Res) Land Size: 741 sqm approx **Agent Comments**

Agent Comments



1 Killarney Rd TEMPLESTOWE LOWER 3107 (REI)

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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





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