

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

23 Edgevale Road, Bulleen, VIC 3105

Indicative selling price

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

Price Range

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Bulleen (3105)

Period - From

09/10/2022

to

09/10/2023

Source

Realestate

Comparable property sales

A These are two 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
20 FINLAYSON STREET, DONCASTER VIC 3108	\$2,255,000	30/05/2023
7 REDDAN COURT, DONCASTER VIC 3108	\$2,220,000	07/08/2023

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: 24/10/2023