

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

9 Ben Nevis Grove, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,365,000

Property Type House

Suburb Bulleen

Period - From 01/04/2024

to

30/06/2024

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	1 Montgomery PI BULLEEN 3105	\$1,520,000	17/07/2024
2	14 Westminster Av BULLEEN 3105	\$1,385,000	10/02/2024
3	4 Claremont La BULLEEN 3105	\$1,350,000	01/02/2024

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:

17/07/2024 21:06

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Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

June quarter 2024: \$1,365,000



 5  3  2

Property Type: House

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



1 Montgomery PI BULLEEN 3105 (REI)

Agent Comments

 4  3  3

Price: \$1,520,000

Method: Sold Before Auction

Date: 17/07/2024

Property Type: House

Land Size: 695 sqm approx



14 Westminster Av BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,385,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 647 sqm approx



4 Claremont La BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 01/02/2024

Property Type: House (Res)

Land Size: 655 sqm approx

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