

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

2 Robinson Grove, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Bulleen

Period - From 01/04/2023

to

30/06/2023

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	52 Helene St BULLEEN 3105	\$1,650,000	02/09/2023
2	9 Estelle St BULLEEN 3105	\$1,520,000	07/06/2023
3	12 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,456,000	02/09/2023

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:

05/09/2023 16:42

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Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2023: \$1,405,000



 4  1  4

Property Type: House

Land Size: 1159 sqm approx

Agent Comments

Comparable Properties



52 Helene St BULLEEN 3105 (REI)

Agent Comments

 4  2  3

Price: \$1,650,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 651 sqm approx



9 Estelle St BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,520,000

Method: Private Sale

Date: 07/06/2023

Property Type: House

Land Size: 845 sqm approx



12 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 4  2  2

Price: \$1,456,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 730 sqm approx