

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

16 Golden Way, Bulleen Vic 3105

Indicative selling price

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

Single price

\$2,380,000

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	58 Lowan Av TEMPLESTOWE LOWER 3107	\$2,535,000	14/05/2024
2	4 Millard St TEMPLESTOWE LOWER 3107	\$2,240,000	16/03/2024
3	13 Dumossa Av BULLEEN 3105	\$2,370,000	27/02/2024

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:

27/07/2024 14:33

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Indicative Selling Price

\$2,380,000

Median House Price

June quarter 2024: \$1,365,000



 4  3  2

Property Type: House

Land Size: 747 sqm approx

Agent Comments

Comparable Properties



58 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  3  2

Price: \$2,535,000

Method: Private Sale

Date: 14/05/2024

Property Type: House

Land Size: 655 sqm approx



4 Millard St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 5  2  2

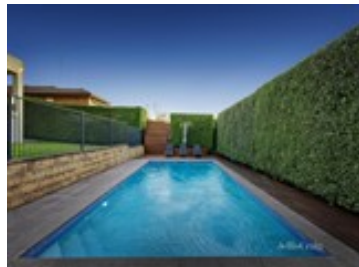
Price: \$2,240,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 654 sqm approx



13 Dumossa Av BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$2,370,000

Method: Private Sale

Date: 27/02/2024

Property Type: House (Res)

Land Size: 797 sqm approx