

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

22 Furneaux Grove, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,188,000

Median sale price

Median price

\$1,416,000

Property 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	16 Summit Dr BULLEEN 3105	\$1,150,000	06/11/2024
2	80 Swanston St BULLEEN 3105	\$1,150,000	26/10/2024
3	53 Furneaux Gr BULLEEN 3105	\$1,218,000	13/07/2024

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:

16/11/2024 14:54

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Indicative Selling Price

\$1,188,000

Median House Price

September quarter 2024: \$1,416,000



3 3 4

Property Type: House**Land Size:** 664 sqm approx**Agent Comments**

Comparable Properties

**16 Summit Dr BULLEEN 3105 (REI)****Agent Comments**

3 2 3

Price: \$1,150,000**Method:** Private Sale**Date:** 06/11/2024**Property Type:** House**Land Size:** 651 sqm approx**80 Swanston St BULLEEN 3105 (REI)****Agent Comments**

3 1 2

Price: \$1,150,000**Method:** Auction Sale**Date:** 26/10/2024**Property Type:** House**Land Size:** 558 sqm approx**53 Furneaux Gr BULLEEN 3105 (REI)****Agent Comments**

3 2 1

Price: \$1,218,000**Method:** Auction Sale**Date:** 13/07/2024**Property Type:** House (Res)**Land Size:** 650 sqm approx**Account - Barry Plant** | P: 03 9842 8888