

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 **11 Bulkara Avenue Forest Hill VIC 3131**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between **\$ 1,400,000** & **\$ 1,540,000**

Median sale price

Median price **\$1,300,000** Property type **House** Suburb **Forest Hill**

Period -
From **1/10/2024** to **31/12/2024** Source **REIV**

Comparable property sales

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: **28/02/2025**