

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

18a Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,530,000

&

\$1,630,000

Median sale price

Median price \$1,345,000

Property Type House

Suburb Bulleen

Period - From 01/10/2023

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	12a Flinders St BULLEEN 3105	\$1,645,000	27/09/2024
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,580,000	13/04/2024
3			

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:

01/10/2024 15:18



4 3 0

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,530,000 - \$1,630,000
Median House Price
01/10/2023 - 30/09/2024: \$1,345,000

Comparable Properties



12a Flinders St BULLEEN 3105 (REI)

Agent Comments

4 3 2

Price: \$1,645,000
Method: Sold Before Auction
Date: 27/09/2024
Property Type: House
Land Size: 357 sqm approx



6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 309 sqm approx

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.