

# 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

2/57 Stanley Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,295,000

&

\$1,395,000

### Median sale price

Median price \$950,000

Property Type Unit

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	1a Westminster Av BULLEEN 3105	\$1,290,000	26/09/2024
2	2a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,324,000	09/07/2024
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:

12/11/2024 18:21



4   3   2

**Property Type:** Townhouse  
**Land Size:** 243 approx sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,295,000 - \$1,395,000  
**Median Unit Price**  
Year ending September 2024: \$950,000

## Comparable Properties



**1a Westminster Av BULLEEN 3105 (REI)**

[Agent Comments](#)

4   3   2

**Price:** \$1,290,000  
**Method:** Private Sale  
**Date:** 26/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 324 sqm approx



**2a Killarney Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,324,000  
**Method:** Private Sale  
**Date:** 09/07/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 277 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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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