

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

10 Vera Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000 & \$1,320,000

Median sale price

Median price \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/04/2022

to 30/06/2022

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	113 Ayr St DONCASTER 3108	\$1,400,000	30/07/2022
2	116 Willow Bnd BULLEEN 3105	\$1,350,000	28/06/2022
3	21 Lincoln Dr BULLEEN 3105	\$1,240,000	16/07/2022

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:

10/08/2022 14:50



Property Type: House

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



113 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 641 sqm approx



116 Willow Bnd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 28/06/2022

Property Type: House (Res)

Land Size: 724 sqm approx



21 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)

Land Size: 631 sqm approx