

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

9 Range View Terrace, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Bulleen

Period - From 01/10/2021

to 31/12/2021

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	35 Carrathool St BULLEEN 3105	\$1,240,000	02/04/2022
2	36 The Crest BULLEEN 3105	\$1,206,000	05/03/2022
3	1/14 Avon St BULLEEN 3105	\$1,150,000	12/03/2022

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:

08/04/2022 11:40



Property Type: House

Land Size: 465 sqm approx

Agent Comments

Comparable Properties



35 Carrathool St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,240,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 301 sqm approx



36 The Crest BULLEEN 3105 (REI)

Agent Comments



Price: \$1,206,000

Method: Auction Sale

Date: 05/03/2022

Property Type: Townhouse (Res)



1/14 Avon St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,150,000

Method: Auction Sale

Date: 12/03/2022

Property Type: Townhouse (Res)

Land Size: 291 sqm approx