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

1/79 Willow Bend, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ting		
Range betweer	n \$950,000		&		\$990,000			
Median sale p	rice							
Median price	\$958,500	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/01/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/8 Nola St DONCASTER 3108	\$962,000	20/01/2024
2			
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:

08/04/2024 13:11









Property Type: House Agent Comments

Indicative Selling Price \$950,000 - \$990,000 Median Unit Price Year ending December 2023: \$958,500

Comparable Properties



1/8 Nola St DONCASTER 3108 (REI)

Price: \$962,000 **Method:** Private Sale **Date:** 20/01/2024

Property Type: House (Res) Land Size: 394 sqm approx Agent Comments

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.

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