

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

1/9 LONSDALE STREET BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Bulleen

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

3 MACROBERTSON STREET TEMPLESTOWE LOWER VIC 3107	\$1,320,000	04-Dec-21
2/28 MILLICENT AVENUE BULLEEN VIC 3105	\$1,268,000	29-Oct-21
5/26 PARKER STREET TEMPLESTOWE LOWER VIC 3107	\$1,200,000	24-Jan-22

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 6 months.~~

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3 MACROBERTSON STREET TEMPLESTOWE LOWER VIC 3107

4 3 2

Sold Price ^{RS} **\$1,320,000** Sold Date **04-Dec-21**

Distance **1.76km**



2/28 MILLICENT AVENUE BULLEEN VIC 3105

3 2 2

Sold Price **\$1,268,000** Sold Date **29-Oct-21**

Distance **-**



5/26 PARKER STREET TEMPLESTOWE LOWER VIC 3107

4 3 2

Sold Price ^{RS} **\$1,200,000** ^{UN} Sold Date **24-Jan-22**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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