

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

21 White Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,680,000

&

\$1,780,000

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	42 Mincha Av TEMPLESTOWE LOWER 3107	\$1,750,000	20/06/2022
2	135 Swanston St TEMPLESTOWE LOWER 3107	\$1,670,000	27/06/2022
3	63 Pinnacle Cr BULLEEN 3105	\$1,650,000	04/06/2022

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:

27/09/2022 14:35



Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



42 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 20/06/2022

Property Type: House (Res)

Land Size: 779 sqm approx



135 Swanston St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,670,000

Method: Sold Before Auction

Date: 27/06/2022

Property Type: House (Res)

Land Size: 647 sqm approx



63 Pinnacle Cr BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,650,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 607 sqm approx