

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 8 Betty Street, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,345,000 Property Type House Suburb Bulleen (3105)

Period - From 01/07/2023 to 30/06/2024 Source Realestate

Comparable property sales

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
2/15 JANET STREET, TEMPLESTOWE LOWER VIC 3107	\$1,240,000	10/07/2024
2A KILLARNEY ROAD, TEMPLESTOWE LOWER VIC 3107	\$1,324,000	09/07/2024
2 GRETA COURT, TEMPLESTOWE LOWER VIC 3107	\$1,350,000	26/06/2024

This Statement of Information was prepared on: 09/09/2024