

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 MORESBY AVENUE 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

or range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,297,500

Property type

House

Suburb

Bulleen

Period-from

01 Mar 2024

to

28 Feb 2025

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

19 ARAMA STREET BALWYN NORTH VIC 3104	\$2,480,000	22-Feb-25
2 WILBURTON PARADE BALWYN NORTH VIC 3104	\$2,425,000	16-Nov-24

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.

This Statement of Information was prepared on: 07 March 2025



**19 ARAMA STREET BALWYN
NORTH VIC 3104**

 4  3  2

Sold Price ^{RS} **\$2,480,000** Sold Date **22-Feb-25**

Distance **0.96km**



**2 WILBURTON PARADE BALWYN
NORTH VIC 3104**

 4  2  2

Sold Price **\$2,425,000** Sold Date **16-Nov-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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