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

4 Alfreda Avenue, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,200,000		&		\$1,320,0	00		
Median sale price								
Median price	\$1,373,000	Pro	Property Type House		ise		Suburb	Bulleen
Period - From	01/01/2025	to	31/03/2025		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 six months 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	7 Maringa St BULLEEN 3105	\$1,300,000	28/04/2025
2	19 Ben Nevis Gr BULLEEN 3105	\$1,300,000	04/04/2025
3	10 Montgomery PI BULLEEN 3105	\$1,300,000	26/12/2024

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:

22/05/2025 10:12









Property Type: House (Res) **Land Size:** 739 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price March quarter 2025: \$1,373,000

Comparable Properties

7 Maringa St BULLEEN 3105 (REI/VG) 1 1 2 Price: \$1,300,000 Method: Private Sale Date: 28/04/2025 Property Type: House Land Size: 725 sqm approx	Agent Comments
19 Ben Nevis Gr BULLEEN 3105 (REI/VG) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 04/04/2025 Property Type: House Land Size: 871 sqm approx	Agent Comments
10 Montgomery PI BULLEEN 3105 (REI/VG) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 26/12/2024 Property Type: House Land Size: 558 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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