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	17 BRUCE STREET, Bulleen, VIC 3105

Indicative selling price

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

Price Range	$1,000,000	&	$1,100,000

Median sale price

Median price	$1,311,500	Property Type	House	Suburb	Bulleen (3105)
Period - From	01/04/2024	to	31/03/2025	Source	REIV

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
26 FURNEAUX GROVE, BULLEEN VIC 3105	$1,140,000	24/05/2025
1 WINDSOR ROAD, TEMPLESTOWE LOWER VIC 3107	$1,180,000	24/05/2025
30 LATROBE STREET, BULLEEN VIC 3105	$1,112,500	14/04/2025

This Statement of Information was prepared on: 26/05/2024

WE DELIVER... Biggin & Scott