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	26A Westwood Drive 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,250,000	Property type	Other	Suburb	Bulleen
Period-from	01 Oct 2020	to	30 Sep 2021	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
29A Westwood Drive Bulleen VIC 3105	$1,270,000	23-Oct-21
28 Balwyn Road Bulleen VIC 3105	$1,205,000	27-Aug-21
19 Pleasant Road Bulleen VIC 3105	$1,170,000	13-Jul-21

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.~~

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29A Westwood Drive Bulleen VIC 3105

4 3 2

Sold Price RS $1,270,000 Sold Date 23-Oct-21

Distance 0.08km

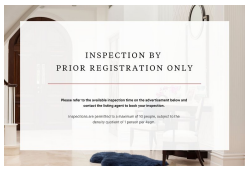


28 Balwyn Road Bulleen VIC 3105

3 2 2

Sold Price RS $1,205,000 Sold Date 27-Aug-21

Distance 1.02km



19 Pleasant Road Bulleen VIC 3105

3 3 2

Sold Price RS $1,170,000 Sold Date 13-Jul-21

Distance 1.66km

RS = Recent sale **UN** = Undisclosed Sale

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