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	14 Birrarrung Court, Bulleen Vic 3105

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,390,000 Property Type House Suburb Bulleen

Period - From 01/10/2023 to 31/12/2023 Source 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.~~

	Address of comparable property	Price	Date of sale
1	24 Kimberley Way BULLEEN 3105	$1,900,000	05/08/2023
2	7 Glencester Ct BULLEEN 3105	$1,700,000	21/10/2023
3			

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: 22/01/2024 21:24

14 Birrarrung Court, Bulleen Vic 3105

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4 3 2

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
December quarter 2023: $1,390,000

Comparable Properties



24 Kimberley Way BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,900,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 707 sqm approx

Agent Comments



7 Glencester Ct BULLEEN 3105 (REI)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House

Agent Comments

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.

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