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	7 Fir Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,150,000 & $1,265,000

Median sale price

Median price $1,384,000 Property Type House Suburb Bulleen

Period - From 01/01/2021 to 31/12/2021 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	78 Ayr St DONCASTER 3108	$1,330,000	05/02/2022
2	64 Golden Way BULLEEN 3105	$1,315,000	23/02/2022
3	5 Fyfe Dr TEMPLESTOWE LOWER 3107	$1,275,000	20/11/2021

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: 25/02/2022 09:46

7 Fir Street, Bulleen Vic 3105

Patrick Dennis
9810 5000
0409 321 159
patrickdennis@jelliscraig.com.au



4 2 2

Rooms: 7
Property Type: House
Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,265,000
Median House Price
Year ending December 2021: $1,384,000

Comparable Properties



78 Ayr St DONCASTER 3108 (REI)

3 2 2

Price: $1,330,000
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



64 Golden Way BULLEEN 3105 (REI)

3 1 2

Price: $1,315,000
Method: Sold Before Auction
Date: 23/02/2022
Property Type: House
Land Size: 651 sqm approx

Agent Comments



5 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI/VG)

4 2 1

Price: $1,275,000
Method: Auction Sale
Date: 20/11/2021
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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