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	15 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Single price $1,848,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Bulleen

Period - From 24/06/2023 to 23/06/2024 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	25 Aberdeen Dr DONCASTER 3108	$2,360,000	24/05/2024
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	$1,580,000	13/04/2024
3	36 Timber Ridg DONCASTER 3108	$1,770,000	05/03/2024

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: 24/06/2024 11:22

15 Harold Street, Bulleen Vic 3105



4 4 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,848,000
Median Townhouse Price
24/06/2023 - 23/06/2024: $1,100,000

Comparable Properties

25 Aberdeen Dr DONCASTER 3108 (REI)

5 4 2

Price: $2,360,000
Method:
Date: 24/05/2024
Property Type: House

Agent Comments

6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

4 3 2

Price: $1,580,000
Method:
Date: 13/04/2024
Property Type: House

Agent Comments



36 Timber Ridg DONCASTER 3108 (REI/VG)

4 4 2

Price: $1,770,000
Method: Private Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 382 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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