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	4 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,375,000 Property Type House Suburb Bulleen

Period - From 01/07/2023 to 30/09/2023 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	17 Gympie St BULLEEN 3105	$1,401,000	02/09/2023
2	1 Bruce St BULLEEN 3105	$1,304,000	29/07/2023
3	21 Stanley St BULLEEN 3105	$1,260,000	20/07/2023

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: 27/10/2023 10:45

4 Millicent Avenue, Bulleen Vic 3105

Tim Heavyside
94703390
0403020404
tim@heavyside.co



6 2 2

Property Type: House
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
September quarter 2023: $1,375,000

Comparable Properties



17 Gympie St BULLEEN 3105 (REI)

3 2 2

Price: $1,401,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments



1 Bruce St BULLEEN 3105 (REI)

2 1 2

Price: $1,304,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



21 Stanley St BULLEEN 3105 (REI)

3 2 -

Price: $1,260,000
Method: Private Sale
Date: 20/07/2023
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments

Account - Heavyside

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