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	12A Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,365,000 Property Type House Suburb Bulleen

Period - From 01/04/2024 to 30/06/2024 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	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	$1,580,000	13/04/2024
2	42 Scarlet Ash Dr TEMPLESTOWE LOWER 3107	$1,750,000	28/03/2024
3	20 Alfred St TEMPLESTOWE LOWER 3107	$1,465,000	19/03/2024

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: 09/09/2024 13:29

12A Flinders Street, Bulleen Vic 3105

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4 3 2

Property Type: House
Land Size: 357 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2024: $1,365,000

Comparable Properties



6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,580,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 309 sqm approx

Agent Comments



42 Scarlet Ash Dr TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,750,000
Method: Private Sale
Date: 28/03/2024
Property Type: Townhouse (Res)
Land Size: 340 sqm approx

Agent Comments



20 Alfred St TEMPLESTOWE LOWER 3107 (REI/VG)

4 3 2

Price: $1,465,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)
Land Size: 253 sqm approx

Agent Comments

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