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	57 Thompsons Road, 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 $1,365,000 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	68 Latrobe St BULLEEN 3105	$1,243,000	07/09/2024
2	133 Ayr St DONCASTER 3108	$1,300,000	09/08/2024
3	20 Gisborne St BULLEEN 3105	$1,380,000	01/06/2024

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: 30/09/2024 14:09

57 Thompsons Road, Bulleen Vic 3105



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,365,000

Comparable Properties



68 Latrobe St BULLEEN 3105 (REI)

4 2 2

Price: $1,243,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



133 Ayr St DONCASTER 3108 (REI)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 652 sqm approx

Agent Comments



20 Gisborne St BULLEEN 3105 (REI/VG)

4 2 2

Price: $1,380,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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