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	14 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Single price $1,000,000

Median sale price

Median price $1,324,500 Property Type House Suburb Bulleen

Period - From 28/10/2023 to 27/10/2024 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	19 Frederick St BULLEEN 3105	$1,020,000	19/10/2024
2	146 Thompsons Rd BULLEEN 3105	$1,000,000	05/10/2024
3	26 Moresby Av BULLEEN 3105	$1,182,000	28/09/2024

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: 28/10/2024 10:11

14 Millicent Avenue, Bulleen Vic 3105

Toby Parker
03 9830 7000
0413 581 104
toby.parker@belleproperty.com



3 2 2

Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000
Median House Price
28/10/2023 - 27/10/2024: $1,324,500

Comparable Properties



19 Frederick St BULLEEN 3105 (REI)

3 1 1

Price: $1,020,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Close vicinity, smaller land size, better condition.



146 Thompsons Rd BULLEEN 3105 (REI)

4 2 2

Price: $1,000,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

Close vicinity, larger land size, similar condition, main road, land value.



26 Moresby Av BULLEEN 3105 (REI)

5 2 2

Price: $1,182,000
Method: Auction Sale
Date: 28/09/2024
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

Close vicinity, smaller land size.

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