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	35 Pleasant Road, Bulleen Vic 3105

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,416,000 Property Type House Suburb Bulleen

Period - From 01/10/2021 to 30/09/2022 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	81 Hodgson St TEMPLESTOWE LOWER 3107	$1,455,000	22/10/2022
2	4 Nirvana Cr BULLEEN 3105	$1,382,000	17/08/2022
3	1 Kitson Cr TEMPLESTOWE LOWER 3107	$1,360,000	12/08/2022

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: 31/10/2022 10:19

35 Pleasant Road, Bulleen Vic 3105



4 | 3 | 3 car auto garage

Property Type: House (Previously Occupied - Detached)
Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2022: $1,416,000

Comparable Properties



81 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

5 | 3 | 2

Price: $1,455,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

superior



4 Nirvana Cr BULLEEN 3105 (REI)

4 | 3 | 2

Price: $1,382,000
Method: Private Sale
Date: 17/08/2022
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

comparable



1 Kitson Cr TEMPLESTOWE LOWER 3107 (REI/VG)

4 | 2 | 2

Price: $1,360,000
Method: Private Sale
Date: 12/08/2022
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

comparable

Account - Noel Jones | P: 03 98487888 | F: 03 98487472

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