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	78 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Single price $1,950,000

Median sale price

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

Period - From 01/07/2024 to 30/09/2024 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	33 Robert St BULLEEN 3105	$1,915,000	07/12/2024
2	5 Penderel Way BULLEEN 3105	$1,830,000	30/11/2024
3	10 Mangan St BULLEEN 3105	$1,940,000	19/10/2024

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: 14/12/2024 11:44

78 Yarra Valley Boulevard, Bulleen Vic 3105

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4 2 2

Property Type: House
Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price
$1,950,000
Median House Price
September quarter 2024: $1,416,000

Comparable Properties



33 Robert St BULLEEN 3105 (REI)

4 2 2

Price: $1,915,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments



5 Penderel Way BULLEEN 3105 (REI)

4 3 2

Price: $1,830,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



10 Mangan St BULLEEN 3105 (REI)

4 3 2

Price: $1,940,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments

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