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	**23 MONTGOMERY PLACE, BULLEEN VIC 3105**

Indicative selling price

range between	**$1,250,000**	&	**$1,350,000**

Median sale price

Median price	$1,172,500	Property type	House	Suburb	BULLEEN
Period - From	**26/02/2020**	to	**25/02/ 2021**	Source	**REIV**

Comparable property sales

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. 86 Golden Way, Bulleen VIC 3105	$1,335,000	26-Nov-20
2. 29 Helene Street, Bulleen Vic 3105	$1,250,000	05-Dec-20
3. 19 Rae Street, Templestowe Lower VIC 3107	$1,310,000	20-Feb-21

This Statement of Information was prepared on: 22 Feb 2021