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	53 Furneaux Grove, Bulleen Vic 3105

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,357,500 Property Type House Suburb Bulleen

Period - From 01/04/2023 to 31/03/2024 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	4 Ralph St BULLEEN 3105	$1,200,000	05/06/2024
2	8 Robert St BULLEEN 3105	$1,150,000	18/05/2024
3	17 Estelle St BULLEEN 3105	$1,100,000	13/04/2024

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: 20/06/2024 10:30

53 Furneaux Grove, Bulleen Vic 3105

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3 2 1

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2024: $1,357,500

Comparable Properties



4 Ralph St BULLEEN 3105 (REI)

3 1 1

Price: $1,200,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 655 sqm approx

Agent Comments



8 Robert St BULLEEN 3105 (REI)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 628 sqm approx

Agent Comments



17 Estelle St BULLEEN 3105 (REI)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

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