

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

81 THOMPSONS ROAD BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Bulleen

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 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

163 BULLEEN ROAD BALWYN NORTH VIC 3104	1345000	07-Mar-23
9 DUMOSSA AVENUE BULLEEN VIC 3105	1195000	22-Mar-23
8 DUMOSSA AVENUE BULLEEN VIC 3105	1398000	14-May-23

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 6 months.~~

This Statement of Information was prepared on: 10 July 2023

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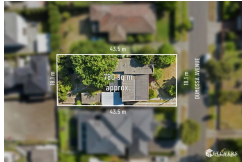

**163 BULLEEN ROAD BALWYN
NORTH VIC 3104**

3 2 2

Sold Price

^{RS} **1345000** ^{UN}

 Sold Date **07-Mar-23**

 Distance **1.05km**

**9 DUMOSSA AVENUE BULLEEN
VIC 3105**

3 2 2

Sold Price

^{RS} **1195000**

 Sold Date **22-Mar-23**

 Distance **1.35km**

**8 DUMOSSA AVENUE BULLEEN
VIC 3105**

3 1 2

Sold Price

^{RS} **1398000**

 Sold Date **14-May-23**

 Distance **1.31km**

**68 VIEWHILL ROAD BALWYN
NORTH VIC 3104**

3 1 2

Sold Price

^{RS} **1765000**

 Sold Date **11-Feb-23**

 Distance **1.26km**

**2 PAVO STREET BALWYN NORTH
VIC 3104**

3 1 2

Sold Price

^{RS} **1665000** ^{UN}

 Sold Date **28-Mar-23**

 Distance **1.72km**

**24 BRUCE STREET BULLEEN VIC
3105**

3 1 1

Sold Price

^{RS} **1285000**

 Sold Date **21-Feb-23**

 Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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**43 ALFREDA AVENUE BULLEEN
VIC 3105** 3  1  2

Sold Price

^{RS} **1775000** ^{UN}

Sold Date

14-Feb-23

Distance

0.97km**RS** = Recent sale**UN** = Undisclosed Sale

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