

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

29A Westwood Drive, 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 \$996,400 Property Type Townhouse Suburb Bulleen

Period - From 24/08/2020 to 23/08/2021 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	1/15 Monaco St DONCASTER 3108	\$1,251,000	26/03/2021
2	6 Colite St BULLEEN 3105	\$1,190,000	23/04/2021
3	3/13 Pettys La DONCASTER 3108	\$1,150,000	17/04/2021

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:

24/08/2021 16:48



 4  3  2

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 541 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
24/08/2020 - 23/08/2021: \$996,400

Comparable Properties



1/15 Monaco St DONCASTER 3108 (REI/VG)

[Agent Comments](#)

 4  3  2

Price: \$1,251,000
Method: Sold Before Auction
Date: 26/03/2021
Property Type: Townhouse (Res)



6 Colite St BULLEEN 3105 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,190,000
Method: Sold Before Auction
Date: 23/04/2021
Property Type: Townhouse (Res)



3/13 Pettys La DONCASTER 3108 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,150,000
Method: Sold Before Auction
Date: 17/04/2021
Rooms: 7
Property Type: Townhouse (Res)

Account - Philip Webb