

# 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 56a Millicent Avenue, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,520,000

### Median sale price

Median price \$1,360,000

Property Type House

Suburb Bulleen

Period - From 01/07/2021

to 30/09/2021

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	2a Arapilles Dr TEMPLESTOWE LOWER 3107	\$1,535,000	09/10/2021
2	17 Ventnor St BALWYN NORTH 3104	\$1,480,000	15/11/2021
3	2/29 Warringal St BULLEEN 3105	\$1,475,000	06/11/2021

**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:

22/11/2021 17:57



**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2a Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)** Agent Comments



**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 09/10/2021

**Property Type:** Townhouse (Res)

**Land Size:** 306 sqm approx



**17 Ventnor St BALWYN NORTH 3104 (REI)** Agent Comments



**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 15/11/2021

**Property Type:** Townhouse (Single)

**Land Size:** 327 sqm approx



**2/29 Warringal St BULLEEN 3105 (REI)** Agent Comments



**Price:** \$1,475,000

**Method:** Auction Sale

**Date:** 06/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 304 sqm approx