

# 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

42 Gisborne Street, 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 \$1,268,000

### Median sale price

Median price \$1,416,000

Property Type House

Suburb Bulleen

Period - From 01/07/2024

to 30/09/2024

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 Merri St TEMPLESTOWE LOWER 3107 | \$1,210,000 | 13/12/2024   |
| 2 | 17 Albany PI BULLEEN 3105         | \$1,176,000 | 06/12/2024   |
| 3 | 30 Lonsdale St BULLEEN 3105       | \$1,300,000 | 21/11/2024   |

**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:

16/12/2024 09:58

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**Indicative Selling Price**

\$1,268,000

**Median House Price**

September quarter 2024: \$1,416,000



4    2    4

**Property Type:** House**Land Size:** 558 sqm approx

Agent Comments

## Comparable Properties

**4 Merri St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4    2    4

**Price:** \$1,210,000**Method:** Private Sale**Date:** 13/12/2024**Property Type:** House**Land Size:** 979 sqm approx**17 Albany PI BULLEEN 3105 (REI)**

Agent Comments

4    2    2

**Price:** \$1,176,000**Method:** Private Sale**Date:** 06/12/2024**Property Type:** House (Res)**Land Size:** 649 sqm approx**30 Lonsdale St BULLEEN 3105 (REI)**

Agent Comments

4    2    2

**Price:** \$1,300,000**Method:** Sold Before Auction**Date:** 21/11/2024**Property Type:** House (Res)**Land Size:** 562 sqm approx

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