

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

7 CONE STREET 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,297,500

Property type

House

Suburb

Bulleen

Period-from

01 Mar 2024

to

28 Feb 2025

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

29 HAROLD STREET BULLEEN VIC 3105	\$1,172,500	30-Nov-24
45 SUMMIT DRIVE BULLEEN VIC 3105	\$1,150,000	14-Dec-24
19 WESTWOOD DRIVE BULLEEN VIC 3105	\$1,180,000	31-Oct-24

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: 11 March 2025



29 HAROLD STREET BULLEEN VIC 3105

Sold Price

\$1,172,500

Sold Date **30-Nov-24**

 3

 1

 3

Distance

0.46km



45 SUMMIT DRIVE BULLEEN VIC 3105

Sold Price

^{RS} **\$1,150,000**

Sold Date **14-Dec-24**

 3

 2

 2

Distance

1.67km



19 WESTWOOD DRIVE BULLEEN VIC 3105

Sold Price

\$1,180,000

Sold Date **31-Oct-24**

 3

 2

 1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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