# 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

2/20 Allen Street, Bulleen Vic 3105

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betwee	\$650,000		&		\$715,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/16 Harold St BULLEEN 3105	\$876,000	28/06/2025
2	1/1 St Andrews Cr BULLEEN 3105	\$727,000	30/04/2025
3	3/19 Lincoln Dr BULLEEN 3105	\$660,000	01/02/2025

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:

28/07/2025 11:09



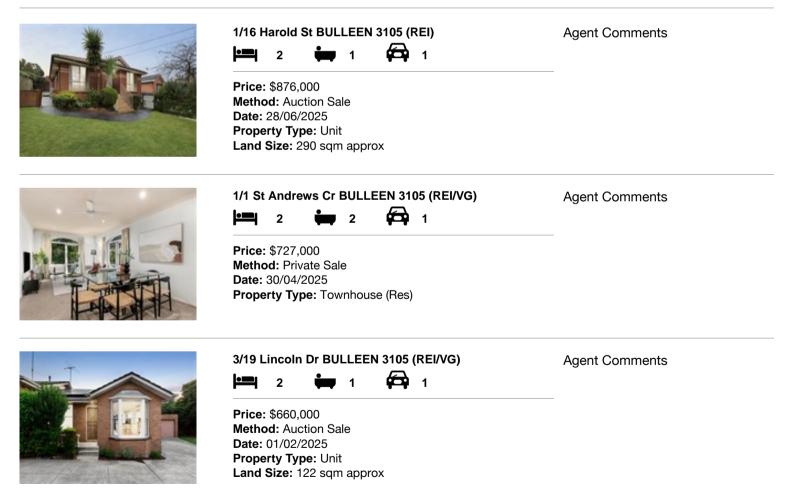






Rooms: 4 Property Type: Unit Land Size: 218 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price June quarter 2025: \$820,000

# **Comparable Properties**



Account - Barry Plant | P: 03 9842 8888



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