Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/20 Allen Street, Bulleen Vic 3105

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|--------|-----------|------|--------|---------|
| Range betweer | \$650,000 | | & | | \$715,000 | | | |
| Median sale pi | 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:

24/07/2025 12:53



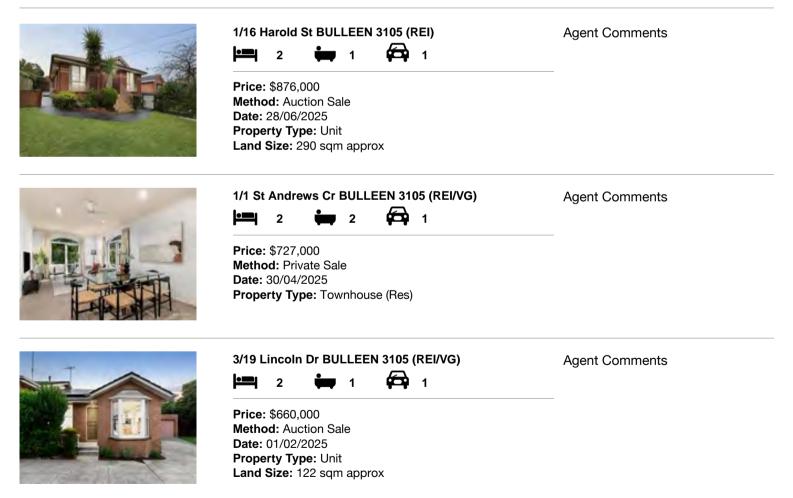






Rooms: 4 Property Type: Unit Land Size: 215 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$715,000 Median Unit Price June quarter 2025: \$820,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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