

# 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

44 Sheahans Road, Bulleen Vic 3105

### Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb Bulleen

Period - From 01/10/2021

to 31/12/2021

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	38 Sheahans Rd BULLEEN 3105	\$1,645,000	15/12/2021
2	30 Sheahans Rd BULLEEN 3105	\$1,615,000	13/11/2021
3	71 Sheahans Rd BULLEEN 3105	\$1,537,000	30/10/2021

**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:

16/02/2022 12:54

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4   2   2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 790 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
December quarter 2021: \$1,525,000

## Comparable Properties



**38 Sheahans Rd BULLEEN 3105 (REI)**

Agent Comments

4   2   2

**Price:** \$1,645,000  
**Method:** Auction Sale  
**Date:** 15/12/2021  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**30 Sheahans Rd BULLEEN 3105 (REI/VG)**

Agent Comments

5   3   2

**Price:** \$1,615,000  
**Method:** Auction Sale  
**Date:** 13/11/2021  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**71 Sheahans Rd BULLEEN 3105 (REI/VG)**

Agent Comments

4   2   4

**Price:** \$1,537,000  
**Method:** Auction Sale  
**Date:** 30/10/2021  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx

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