

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

159 Thompsons Road, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2017

to

31/12/2017

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	37 Riverview Tce BULLEEN 3105	\$1,158,000	24/02/2018
2	94 Helene St BULLEEN 3105	\$1,150,000	16/02/2018
3	24 Bilby St TEMPLESTOWE LOWER 3107	\$1,030,000	24/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2017: \$1,245,000

Comparable Properties



37 Riverview Tce BULLEEN 3105 (REI)

Agent Comments



Price: \$1,158,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 603 sqm approx



94 Helene St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 16/02/2018
Rooms: -
Property Type: House
Land Size: 553 sqm approx



24 Bilby St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,030,000
Method: Sold Before Auction
Date: 24/02/2018
Rooms: 8
Property Type: House (Res)