

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

41 Lilian Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,272,500

House

X

Suburb

Bulleen

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
49 Furneaux Gr BULLEEN 3105	\$1,002,000	08/10/2016
33 Lilian St BULLEEN 3105	\$1,008,889	30/10/2016
65 Pinnacle Cr BULLEEN 3105	\$1,076,500	03/12/2016

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2017: \$1,272,500



 4  2  1

Rooms:

Property Type: House

Land Size: 603

Agent Comments

Comparable Properties



49 Furneaux Gr BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,002,000

Method: Auction Sale

Date: 08/10/2016

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm



33 Lilian St BULLEEN 3105 (REI)

Agent Comments

 3  2  1

Price: \$1,008,889

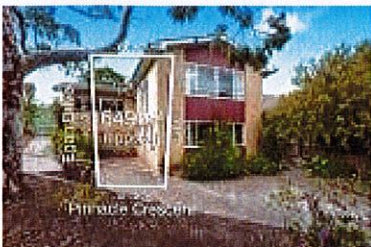
Method: Private Sale

Date: 30/10/2016

Rooms: 6

Property Type: House (Res)

Land Size:



65 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,076,500

Method: Auction Sale

Date: 03/12/2016

Rooms: 6

Property Type: House

Land Size: 649 sqm