

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 42 YARRA VALLEY BOULEVARD,







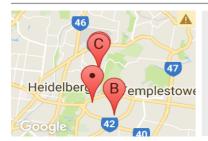
**Indicative Selling Price** 

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

Price Range:

\$825,000 to \$907,500

## **MEDIAN SALE PRICE**



# **BULLEEN, VIC, 3105**

**Suburb Median Sale Price (House)** 

\$1,201,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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.



## 23 BARTRAM RISE, VIEWBANK, VIC 3084







Sale Price

\*\$868,000

Sale Date: 15/07/2017

Distance from Property: 1.9km





## 8 ESTHER ST, TEMPLESTOWE LOWER, VIC 3107 🕮 3 🕒 2







Sale Price

\$1,030,000

Sale Date: 16/05/2017

Distance from Property: 1.3km





8 WALTER WITHERS CRT, VIEWBANK, VIC 3084 🕮 3 🕒 2







**Sale Price** 

\$825,000

Sale Date: 25/03/2017

Distance from Property: 1.9km



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	42 YARRA VALLEY BOULEVARD, BULLEEN, VIC 3105
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#### Indicative selling price

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

Price Range: \$825,000 to \$907,500

## Median sale price

Median price	\$1,201,000	House	Unit	Suburb	BULLEEN
Period	01 July 2016 to 30 Jur	Source		ricefinder	

## Comparable property sales

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
23 BARTRAM RISE, VIEWBANK, VIC 3084	*\$868,000	15/07/2017
8 ESTHER ST, TEMPLESTOWE LOWER, VIC 3107	\$1,030,000	16/05/2017
8 WALTER WITHERS CRT, VIEWBANK, VIC 3084	\$825,000	25/03/2017

