

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 YARRA VALLEY BOULEVARD,

4 2 2

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

3 2 1

Sale Price

***\$868,000**

Sale Date: 15/07/2017

Distance from Property: 1.9km



8 ESTHER ST, TEMPLESTOWE LOWER, VIC 3107

3 2 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 1

Sale Price

\$825,000

Sale Date: 25/03/2017

Distance from Property: 1.9km



This report has been compiled on 16/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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

X

Unit

Suburb

BULLEEN

Period

01 July 2016 to 30 June 2017

Source

pricefinder

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