

## 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

14 Austin Street, Bulleen, VIC 3105

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

\$1,190,000

**Median sale price**Median price 

\$1,309,000

House 

X

Suburb 

Bulleen

Period - From 

Sept 17

 to 

Dec 17

Source 

REIV

**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
1. 19 Edgevale Road, Bulleen	\$1,082,000	13.11.2017
2. 29 Flinders Street, Bulleen	\$1,200,000	14.08.2017
3. 2a Austin Street, Bulleen	\$1,110,000	24.11.2017



# The best price for your property

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## Comparable Properties



### 19 Edgevale Road, Bulleen, Victoria 3105

 3  1  2

Price: \$1,082,000

Date: 13/11/2017

Rooms:

Property Type: House

Land Size: 635 sqm



### 29 Fliders Street, Bulleen, Victoria 3105

 3  1  3

Price: \$1,200,000

Date: 14/08/17

Rooms:

Property Type: House

Land Size: 557 sqm



### 2a Austin Street, Bulleen, Victoria 3105

 3  3  3

Price: \$1,110,000

Date: 24/11/17

Rooms: 6

Property Type: House

Land Size: 563 sqm

## The Hudson Bond Difference



### Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



### Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



### A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.