

George Pangalos 03 9842 8888 0430 060 123 gpangalos@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19								
Property offered	d for sale								
Including suburk	Address Including suburb and postcode 75 Yarra Valley Boulevard, Bulleen Vic 3105								
Indicative sellin	g price								
For the meaning o	f this price see	consume	er.vic.gov.a	u/unde	rquoting				
Range between \$2,000,000			& \$2,200,000						
Median sale pri	ce								
Median price \$	Median price \$1,245,000			Unit			Suburb	Bullee	en
Period - From 0	eriod - From 01/10/2017			31/12/2017 Source REI			/		
Comparable property sales (*Delete A or B below as applicable)									
	the three prop nat the estate a for sale.					•			
Address of comparable property						Price	Da	ate of sale	
1									
2									
3									
OR									

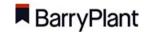
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price**

December guarter 2017: \$1,245,000



Property Type: Land Land Size: 799 sqm approx



• 71sq (approx.) of superior multi-generational living • Self-contained guarters with entry, living, kitchen, gym and courtyard • Four living zones, study and undercover alfresco with views • Deluxe main kitchen, alarm, video intercom and zoned accommodation • Automatic gates, double garage, single

Comparable Properties



16 Ilma Ct BULLEEN 3105 (REI)





Price: \$2,000,000 Method: Private Sale Date: 15/01/2018

Rooms: -

Property Type: House (Res)

Agent Comments

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