

## 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

75 Yarra Valley Boulevard, Bulleen Vic 3105

#### Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

#### Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2017

to

31/12/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

~~A\* 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		
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 quarter 2017: \$1,245,000



 5  4  3

**Rooms:**

**Property Type:** Land

**Land Size:** 799 sqm approx

**Agent Comments**

• 71sq (approx.) of superior multi-generational living • Self-contained quarters 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)**

 4  3  2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 15/01/2018

**Rooms:** -

**Property Type:** House (Res)

**Agent Comments**

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.