

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

2/8 Yarraleen Place, Bulleen Vic 3105

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,133,500 Property Type House Suburb Bulleen

Period - From 01/04/2019 to 31/03/2020 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 | 1/55 Lincoln Dr BULLEEN 3105 | \$850,000 | 20/05/2020 |
| 2 | 5/14 Lincoln Dr BULLEEN 3105 | \$811,250 | 09/05/2020 |
| 3 | 6/114-116 Manningham Rd BULLEEN 3105 | \$790,000 | 24/04/2020 |

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.~~

This Statement of Information was prepared on:

14/07/2020 14:17



 4  2  2

Property Type: Townhouse

Land Size: 188 sqm approx

Agent Comments

JM Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending March 2020: \$1,133,500

Comparable Properties

1/55 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  1

Price: \$850,000

Method: Private Sale

Date: 20/05/2020

Property Type: Townhouse (Res)

Land Size: 308 sqm approx



5/14 Lincoln Dr BULLEEN 3105 (REI/VG)

Agent Comments

 3  2  2

Price: \$811,250

Method: Private Sale

Date: 09/05/2020

Property Type: Townhouse (Res)

Land Size: 218 sqm approx

6/114-116 Manningham Rd BULLEEN 3105
(REI/VG)

Agent Comments

 3  2  2

Price: \$790,000

Method: Private Sale

Date: 24/04/2020

Property Type: Townhouse (Single)