

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

37 Vista Street, Bulleen 3105

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,548,000

Median sale price

Median price \$1,272,500

House X

Suburb Bulleen

Period - From January 2017 to March 2017

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. 33 Walter Street, Bulleen	\$1,360,000	24.05.2017
2. 33 Lindsay Street, Bulleen	\$1,540,000	06.05.2017
3. 25 Lindsay Street, Bulleen	\$1,360,000	18.02.2017



The best price for your property

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33 Walter Street Bulleen, Victoria

 3  2  2

Price: \$1,360,000

Date: 24.05.2017

Rooms: 3

Property Type: House

Land Size: 746sqm



33 Lindsay Street, Bulleen, Victoria

 4  2  2

Price: \$1,540,000

Date: 06.05.2017

Rooms: 4

Property Type: House

Land Size: 780sqm



25 Lindsay Street Bulleen, Victoria

 4  2  2

Price: \$1,360,000

Date: 18.02.2017

Rooms: 4

Property Type: House

Land Size: 728sqm

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.