

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 24a Ronald Avenue, BULLEEN VIC 3105

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,175,000 *House ☒ Suburb BULLEEN

Period - From 01/04/2016 to 31/03/2017 Source REIV

Comparable property sales

- 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
24 Ronald Avenue, Bulleen	\$1,315,000	16/03/2017
15 Walter Street, Bulleen	\$1,570,000	15/05/2017
39 Grant Olson Avenue, Bulleen	\$1,420,000	29/04/2017

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