Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	44 Rocklea Road, Bulleen Vic 3105
Including suburb and postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,060,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	42 Rocklea Rd BULLEEN 3105	\$1,240,000	11/11/2020
2	54 Rocklea Rd BULLEEN 3105	\$1,100,500	24/03/2021
3			

OR

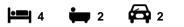
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/04/2021 12:38









Property Type: House Land Size: 824 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2020: \$1,060,000

Comparable Properties



42 Rocklea Rd BULLEEN 3105 (REI/VG)

—| 4



2

Price: \$1,240,000
Method: Private Sale
Date: 11/11/2020

Property Type: House **Land Size:** 822 sqm approx

Agent Comments



54 Rocklea Rd BULLEEN 3105 (REI)

4



EN 310

Price: \$1,100,500

Method: Sold Before Auction

Date: 24/03/2021

Property Type: House (Res) Land Size: 660 sqm approx

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.

Account - The Agency Boroondara | P: 03 8578 0399



