

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

51 Alfreda Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$840,000

&

\$920,000

Median sale price

Median price \$1,140,000

House

X

Unit

Suburb Bulleen

Period - From 01/01/2019

to

31/03/2019

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	23 Fuller St BULLEEN 3105	\$860,000	07/01/2019
2	24 Hillside Rd BULLEEN 3105	\$850,000	01/02/2019
3	66 Thompsons Rd BULLEEN 3105	\$835,000	19/01/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$840,000 - \$920,000
Median House Price
March quarter 2019: \$1,140,000

Comparable Properties



23 Fuller St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 07/01/2019
Rooms: -
Property Type: House
Land Size: 627 sqm approx



24 Hillside Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$850,000
Method: Sold Before Auction
Date: 01/02/2019
Rooms: 4
Property Type: House (Res)
Land Size: 603 sqm approx



66 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 19/01/2019
Rooms: 4
Property Type: House (Res)
Land Size: 629 sqm approx