

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1 / 1 Derreck Avenue Bulleen 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*850,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$828,000 *Unit * Suburb or locality BULLEEN 3105

Period - From 01/07/2016 to 24/07/2017

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
4A Helene Street BULLEEN 3105	\$1,000,000	02/07/2017
4/16 Carrathool St BULLEEN 3105	\$970,000	20/05/2017
2/16 Ronald Avenue BULLEEN 3105	\$845,000	11/08/2017