

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

57 Estelle Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$1,220,000

House

X

Unit

Suburb

Bulleen

Period - From

01/01/2018

to

31/12/2018

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	34a Marcus Rd TEMPLESTOWE LOWER 3107	\$1,300,000	02/10/2018
2	57a Estelle St BULLEEN 3105	\$1,285,000	24/10/2018
3	2/9 Carrathool St BULLEEN 3105	\$1,250,000	26/02/2019

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.

57 Estelle Street, Bulleen Vic 3105



 5  2  2

Rooms:
Property Type: House
Land Size: 415 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000
Median House Price
Year ending December 2018: \$1,220,000

Comparable Properties



34a Marcus Rd TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 02/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 342 sqm approx



57a Estelle St BULLEEN 3105 (REI/VG) **Agent Comments**

 5  2  2

Price: \$1,285,000
Method: Sold Before Auction
Date: 24/10/2018
Rooms: 10
Property Type: House (Res)
Land Size: 391 sqm approx



2/9 Carrathool St BULLEEN 3105 (REI) **Agent Comments**

 4  3  2

Price: \$1,250,000
Method: Private Sale
Date: 26/02/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 318 sqm approx