

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

10 Sandra Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,120,000

&

\$1,232,000

Median sale price

Median price \$1,258,500

House

X

Unit

Suburb Bulleen

Period - From 01/04/2017

to

30/06/2017

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	21 The Crest BULLEEN 3105	\$1,230,000	05/08/2017
2	56 Millicent Av BULLEEN 3105	\$1,200,000	11/07/2017
3	41 Lilian St BULLEEN 3105	\$1,160,000	03/06/2017

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: House

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



21 The Crest BULLEEN 3105 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 639 sqm approx



56 Millicent Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 11/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 672.50 sqm approx



41 Lilian St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 8

Property Type: House (Res)

Land Size: 603 sqm approx