

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

18 Penderel Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,272,500

House X

Suburb Bulleen

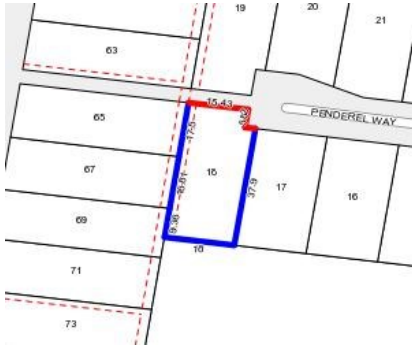
Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
42 Jacana Av TEMPLESTOWE LOWER 3107	\$1,611,000	29/04/2017
8 Merri St TEMPLESTOWE LOWER 3107	\$1,580,000	06/02/2017
33 Lindsay St BULLEEN 3105	\$1,540,000	06/05/2017



Rooms:

Property Type: House

Land Size: 773 sqm

Agent Comments

Comparable Properties



42 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,611,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 729 sqm

8 Merri St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 06/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 636 sqm



33 Lindsay St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 780 sqm