

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

23 William Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$960,000 & \$1,056,000

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	45 Pleasant Rd BULLEEN 3105	\$1,045,000	15/04/2019
2	14 Latrobe St BULLEEN 3105	\$965,000	11/05/2019
3	37 Manningham Rd BULLEEN 3105	\$960,000	14/06/2019

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: House

Land Size: 554 sqm approx

Agent Comments

Comparable Properties



45 Pleasant Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,045,000

Method: Private Sale

Date: 15/04/2019

Rooms: -

Property Type: House

Land Size: 556 sqm approx



14 Latrobe St BULLEEN 3105 (REI)

Agent Comments



Price: \$965,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 7

Property Type: House (Res)



37 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 14/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx