

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 St Andrews Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,690,000

&

\$1,859,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2017

to

31/12/2017

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	5 Penderel Way BULLEEN 3105	\$1,830,000	19/10/2017
2	59 Robert St BULLEEN 3105	\$1,800,000	20/12/2017
3	41 Yarra Valley Blvd BULLEEN 3105	\$1,725,000	09/12/2017

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.



 5  3  3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



5 Penderel Way BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,830,000

Method: Sold Before Auction

Date: 19/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



59 Robert St BULLEEN 3105 (REI)

Agent Comments

 4  4  2

Price: \$1,800,000

Method: Private Sale

Date: 20/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx



41 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments

 4  3  4

Price: \$1,725,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 7

Property Type: House

Land Size: 689 sqm approx