

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

15 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$930,000

Median sale price

Median price \$1,105,000 House X Unit Suburb Bulleen

Period - From 01/10/2018 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	3 Birrarrung Ct BULLEEN 3105	\$1,015,000	25/10/2018
2	6 Harold St BULLEEN 3105	\$935,000	23/02/2019
3	70 Helene St BULLEEN 3105	\$910,000	09/03/2019

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.



3
 2
 2

Rooms:**Property Type:** House (Res)**Land Size:** 34105 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$930,000

Median House Price

December quarter 2018: \$1,105,000

Comparable Properties

**3 Birrarrung Ct BULLEEN 3105 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$1,015,000**Method:** Private Sale**Date:** 25/10/2018**Rooms:** 6**Property Type:** House**Land Size:** 340 sqm approx**6 Harold St BULLEEN 3105 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$935,000**Method:** Auction Sale**Date:** 23/02/2019**Rooms:** 8**Property Type:** Townhouse (Res)**Land Size:** 302 sqm approx**70 Helene St BULLEEN 3105 (REI)**

Agent Comments

3
 2
 2

Price: \$910,000**Method:** Auction Sale**Date:** 09/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 609 sqm approx