

Statement of Information

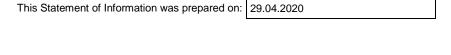
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb and postcode		18 Fuller Street, Bulleen VIC 3105							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
Single price \$999,000									
Median sale price									
Median price	\$1,117,0)00	Property type	pe House S		Suburb	Bulleen		
Period - From	1 st Oct 2019 to 31 st Dec 2019 Source R				REIV				
Comparable property sales (*Delete A or B below as applicable)									
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						Pri	ice	Date of sale	
1. 143 Manningham Road, Bulleen						\$1	,020,000	30.10.2019	
2. 15 Nirvana Crescent, Bulleen						\$1	,021,000	07.12.2019	
3. 27 Kandanga Grove, Bulleen							,210,000	10.12.2019	

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.





OR

B*

Comparable properties



\$1,020,000

143 Manningham Road, Bulleen, Victoria

DATE: 30.10.2019

PROPERTY TYPE: House

7 649sqm



\$1,021,000

15 Nirvana Crescent, Bulleen, Victoria

DATE: 07.12.2019

PROPERTY TYPE: House

567 sqm



\$1,210,000

27 Kandanga Grove, Bulleen, Victoria

DATE: 10.12.2019

PROPERTY TYPE: House

607 sqm ×

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