

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 Latrobe Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,090,000

&

\$1,199,000

Median sale price

Median price \$1,260,000

House

X

Unit

Suburb Bulleen

Period - From 01/01/2018

to

31/03/2018

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	42 Apex Cr BULLEEN 3105	\$1,158,000	10/03/2018
2	94 Helene St BULLEEN 3105	\$1,150,000	16/02/2018
3	50 Marjorie CI BULLEEN 3105	\$1,133,000	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.



Rooms:

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



42 Apex Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,158,000

Method: Auction Sale

Date: 10/03/2018

Rooms: 9

Property Type: House (Res)

Land Size: 603 sqm approx



94 Helene St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 16/02/2018

Rooms: -

Property Type: House

Land Size: 553 sqm approx



50 Marjorie Cl BULLEEN 3105 (REI)

Agent Comments



Price: \$1,133,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 7

Property Type: House (Res)