

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

55 Lilian Street, Bulleen Vic 3105

Indicative selling price

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

Range between

\$780,000

&

\$858,000

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	24 Hillside Rd BULLEEN 3105	\$850,000	01/02/2019
2	58 Pinnacle Cr BULLEEN 3105	\$832,000	15/12/2018
3	89 Hodgson St TEMPLESTOWE LOWER 3107	\$785,000	11/02/2019

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.

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Indicative Selling Price

\$780,000 - \$858,000

Median House Price

March quarter 2019: \$1,140,000

 3  1  2

Rooms:

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



24 Hillside Rd BULLEEN 3105 (REI)

Agent Comments

 3  1  3

Price: \$850,000

Method: Sold Before Auction

Date: 01/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 603 sqm approx



58 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$832,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx



89 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

Price: \$785,000

Method: Private Sale

Date: 11/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx