

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

57A Estelle Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,277,500

House

X

Unit

Suburb Bulleen

Period - From 01/04/2018

to

30/06/2018

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	36 Westwood Dr BULLEEN 3105	\$1,187,000	16/07/2018
2	4a Gregory Ct DONCASTER 3108	\$1,150,000	04/05/2018
3	1/60 Ayr St DONCASTER 3108	\$1,100,000	25/06/2018

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.

57A Estelle Street, Bulleen Vic 3105



 5  2  2

Rooms:
Property Type: House (Res)
Land Size: 391 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2018: \$1,277,500

Comparable Properties



36 Westwood Dr BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,187,000
Method: Private Sale
Date: 16/07/2018
Rooms: 7
Property Type: Townhouse (Single)
Land Size: 340 sqm approx



4a Gregory Ct DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,150,000
Method: Private Sale
Date: 04/05/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 455 sqm approx



1/60 Ayr St DONCASTER 3108 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,100,000
Method: Private Sale
Date: 25/06/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 286 sqm approx