

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 4 Piccadilly Place, Bulleen, VIC 3105

Indicative selling price

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

Price Range \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,305,000 Property Type House Suburb Bulleen (3105)

Period - From 27/10/2020 to 27/10/2021 Source Realestate

Comparable property sales

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
7 LONSDALE STREET, BULLEEN VIC 3105	\$1,700,000	11/11/2021
10 PICCADILLY PLACE, BULLEEN VIC 3105	\$1,800,000	08/05/2021
4 ROCKLEA ROAD, BULLEEN VIC 3105	\$2,230,000	06/10/2021

This Statement of Information was prepared on: 17/11/2021