

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

17 White Way, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,309,000

House

X

Unit

Suburb Bulleen

Period - From 01/07/2017

to

30/09/2017

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	1 Marcellin Rd BULLEEN 3105	\$1,300,000	31/07/2017
2	24 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,204,000	12/08/2017
3	11 Lauri Ann St TEMPLESTOWE LOWER 3107	\$1,200,000	20/05/2017

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: 714 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 September quarter 2017: \$1,309,000

Comparable Properties

1 Marcellin Rd BULLEEN 3105 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 31/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 726 sqm approx



24 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,204,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 716 sqm approx



11 Lauri Ann St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 701 sqm approx