

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

122 Thompsons Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$950,000

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	39 Riverview Tce BULLEEN 3105	\$981,000	17/01/2019
2	19 Dion St DONCASTER 3108	\$961,000	21/03/2019
3	33 Kandanga Gr BULLEEN 3105	\$916,000	15/06/2019

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.

Jason Stepanow
9842 8888
0405 159 650
jstepanow@barryplant.com.au

Indicative Selling Price
\$950,000

Median House Price
March quarter 2019: \$1,140,000



Rooms:
Property Type: House
Land Size: 645 approx. sqm
approx
[Agent Comments](#)

Comparable Properties



39 Riverview Tce BULLEEN 3105 (REI/VG)

[Agent Comments](#)



Price: \$981,000
Method: Private Sale
Date: 17/01/2019
Rooms: 4
Property Type: House (Res)
Land Size: 603 sqm approx



19 Dion St DONCASTER 3108 (REI/VG)

[Agent Comments](#)



Price: \$961,000
Method: Private Sale
Date: 21/03/2019
Rooms: -
Property Type: House
Land Size: 728 sqm approx



33 Kandanga Gr BULLEEN 3105 (REI)

[Agent Comments](#)



Price: \$916,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx