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			5 Illona Court, Bulleen Vic 3105											
Indica	tive sellin	g pric	e											
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$1,45			0,000		&	&		\$1,550,000						
Median sale price														
Median price \$1,215			000 Property Type Ho			Hous	se Sı			urb	Bulleen			
Period - From 01/10/2			019	9 to 30/09/2020			So	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										Pr	ice		Date of sale	
1														
2														
3														
OR														
B*		_	_		epresentativ wo kilometre		-						•	
This Statement of Information was prepared on:											10/11/2020 14:26			



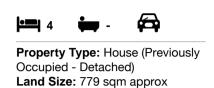


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> **Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price**

Year ending September 2020: \$1,215,000





Agent Comments



Comparable Properties

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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