

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

2/7 Ronald Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$930,000

&

\$980,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Bulleen

Period - From 01/10/2019

to 31/12/2019

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	3/15 Derreck Av BULLEEN 3105	\$1,003,000	06/02/2020
2	1/77 Millicent Av BULLEEN 3105	\$1,001,000	23/09/2019
3	26a Vera St BULLEEN 3105	\$933,000	25/09/2019

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.~~

This Statement of Information was prepared on:

18/02/2020 18:13



Property Type:
Agent Comments

Indicative Selling Price
\$930,000 - \$980,000
Median Unit Price
December quarter 2019: \$550,000

Comparable Properties



3/15 Derreck Av BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,003,000
Method: Private Sale
Date: 06/02/2020
Property Type: Townhouse (Single)



1/77 Millicent Av BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,001,000
Method: Sold Before Auction
Date: 23/09/2019
Property Type: Townhouse (Res)
Land Size: 262 sqm approx



26a Vera St BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$933,000
Method: Private Sale
Date: 25/09/2019
Property Type: Townhouse (Single)
Land Size: 314 sqm approx