

#### 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	16 Walter Street, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,241,000	Hou	ise X	Unit		Suburb	Bulleen
Period - From	01/01/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	26 Magnolia Dr TEMPLESTOWE LOWER 3107	\$1,170,000	15/09/2018
2	4 Rosine Ct DONCASTER 3108	\$1,155,000	22/01/2019
3	28 Dumossa Av BULLEEN 3105	\$1,140,000	04/01/2019

#### 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.

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## hockingstuart





Rooms: 10





**Indicative Selling Price** \$1,195,000 **Median House Price** 

Year ending December 2018: \$1,241,000

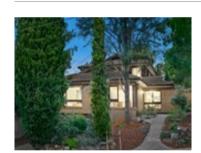
Property Type: House

Land Size: 938.719 sqm approx

**Agent Comments** 

Unlimited Options Situated in a highly desirable, elevated position, with striking, uninterrupted city views, is this large family home surrounded by a huge allotment of land (approx. 940 sq mtrs) with a broad frontage of approx. 25+ mtrs that potentially makes this an amazing future development site for 2 side by side homes! Currently offering huge and flexible accommodation with either 4, 5 or even 6 bedrooms, (depending on configuration) 3/4 living zones, 3 bathrooms, plenty of outdoor living with heaps of secure undercover car accommodation and tons of storage throughout. Situated in a quiet, tree lined family friendly environment, within easy access to transport, shopping, quality schools and parkland, makes this the perfect blend of lifestyle and opportunity.

### Comparable Properties



26 Magnolia Dr TEMPLESTOWE LOWER 3107

(REI)

**-** 5







Price: \$1,170,000 Method: Auction Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res) Land Size: 768 sqm approx

Agent Comments

Smaller block, No city views

4 Rosine Ct DONCASTER 3108 (REI)







Agent Comments

Irregular shape block, smaller land

Price: \$1,155,000 Method: Private Sale Date: 22/01/2019

Rooms: -

Property Type: House (Res) Land Size: 904 sqm approx

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28 Dumossa Av BULLEEN 3105 (REI)

**=** 3





**Agent Comments** 

Smaller block, no city views

**Price:** \$1,140,000 **Method:** Private Sale **Date:** 04/01/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 850 sqm approx

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