

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

16 Walter Street, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,241,000

House

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.

	Address 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.



5
 3
 4

Rooms: 10

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.

Indicative Selling Price

\$1,195,000

Median House Price

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

Comparable Properties



26 Magnolia Dr TEMPLESTOWE LOWER 3107 (REI)

5
 3
 2

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)

4
 2
 3

Price: \$1,155,000

Method: Private Sale

Date: 22/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 904 sqm approx

Agent Comments

Irregular shape block, smaller land

28 Dumossa Av BULLEEN 3105 (REI)

 3  1  1

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
