

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

36 Flinders Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$770,000

&

\$840,000

Median sale price

Median price \$1,105,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2018

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	58 Pinnacle Cr BULLEEN 3105	\$832,000	15/12/2018
2	9 Morang Av TEMPLESTOWE LOWER 3107	\$825,000	02/02/2019
3	89 Hodgson St TEMPLESTOWE LOWER 3107	\$785,000	11/02/2019

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.



Rooms:

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



58 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$832,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 604 sqm approx



9 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$825,000

Method: Private Sale

Date: 02/02/2019

Rooms: -

Property Type: House



89 Hodgson St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 11/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx