

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

53 Balwyn Road, Bulleen VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,350,000

Median sale price

Median price

\$965,000

Property type

House

Suburb

Bulleen

Period - From

01/04/2019

to

30/06/2019

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. 82 Yarra Valley Boulevard, Bulleen	\$ 1,400,000	28/02/2019
2. 57 Estelle Street, Bulleen	\$ 1,280,000	26/03/2019
3. 64 Thompsons Road, Bulleen	\$ 1,200,000	06/05/2019

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:

08/10/2019

Comparable properties



\$1,400,000

82 Yarra Valley Boulevard, Bulleen, Victoria

DATE: 28/02/2019

PROPERTY TYPE: House

 4
  2
 3
 622 sqm x



\$1,280,000

57 Estelle Street, Bulleen, Victoria

DATE: 26/03/2019

PROPERTY TYPE: House

 5
  2
 2
 415 sqm



\$1,200,000

64 Thompsons Road, Bulleen, Victoria

DATE: 06/05/2019

PROPERTY TYPE: House

 4
  2
 2


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