

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	30 Moresby Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
---------------------------	---	-------------

Median sale price

Median price	\$1,260,000	Hou	ıse X	Unit		Suburb	Bulleen
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	53 Balwyn Rd BULLEEN 3105	\$1,100,000	28/01/2018
2	21 Austin St BULLEEN 3105	\$1,060,000	07/04/2018
3	25 Menarra St DONCASTER 3108	\$1,000,000	09/12/2017

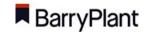
OR

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.





Account - Barry Plant | P: 03 9842 8888











Rooms:

Property Type: House Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2018: \$1,260,000

Comparable Properties

53 Balwyn Rd BULLEEN 3105 (VG)





Agent Comments

Price: \$1,100,000 Method: Sale Date: 28/01/2018

Rooms: -

Property Type: House (Res) Land Size: 612 sqm approx

21 Austin St BULLEEN 3105 (REI)

9 3





Price: \$1,060,000 Method: Auction Sale Date: 07/04/2018

Property Type: House (Res)

Rooms: 6

Land Size: 594 sqm approx

25 Menarra St DONCASTER 3108 (VG)

=3





Price: \$1,000,000 Method: Sale Date: 09/12/2017

Rooms: -Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 14/05/2018 10:07