

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 30 Moresby Avenue, Bulleen Vic 3105

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 House 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.

	Address 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.



 4  2  2

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

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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)

Agent Comments

 3  2  3

Price: \$1,060,000
Method: Auction Sale
Date: 07/04/2018
Rooms: 6
Property Type: House (Res)
Land Size: 594 sqm approx

25 Menarra St DONCASTER 3108 (VG)

Agent Comments

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Price: \$1,000,000
Method: Sale
Date: 09/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 655 sqm approx