

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

4a Cuthbert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$822,500

House

Unit

X

Suburb Bulleen

Period - From 01/07/2017

to

30/09/2017

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	3a Maringa St BULLEEN 3105	\$1,360,000	26/10/2017
2	24 Winters Way DONCASTER 3108	\$1,360,000	22/08/2017
3	68 Yarra Valley Blvd BULLEEN 3105	\$1,288,000	16/09/2017

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.



 3  2  2

Rooms:

Property Type: Townhouse (Res)

Land Size: 301 sqm approx

Agent Comments

Comparable Properties



3a Maringa St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,360,000

Method: Private Sale

Date: 26/10/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 313 sqm approx



24 Winters Way DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,360,000

Method: Private Sale

Date: 22/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm approx



68 Yarra Valley Blvd BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,288,000

Method: Private Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 327 sqm approx