

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

74 Willow Bend, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,117,000

Property Type House

Suburb Bulleen

Period - From 01/07/2019

to 30/09/2019

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	1 Maralee PI DONCASTER 3108	\$2,000,000	23/08/2019
2	20 Caladenia Cirt DONCASTER 3108	\$1,990,000	31/10/2019
3	49 Burgundy Dr DONCASTER 3108	\$1,830,000	11/09/2019

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:

06/11/2019 13:41

74 Willow Bend, Bulleen Vic 3105



 6  3  2

Property Type: House
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
September quarter 2019: \$1,117,000

Comparable Properties



1 Maralee PI DONCASTER 3108 (REI)

Agent Comments

 5  3  3

Price: \$2,000,000
Method: Sold Before Auction
Date: 23/08/2019
Property Type: House (Res)
Land Size: 1082 sqm approx



20 Caladenia Cirt DONCASTER 3108 (REI)

Agent Comments

 4  4  2

Price: \$1,990,000
Method: Sale by Tender
Date: 31/10/2019
Property Type: House
Land Size: 435 sqm approx



49 Burgundy Dr DONCASTER 3108 (VG)

Agent Comments

 3  -  -

Price: \$1,830,000
Method: Sale
Date: 11/09/2019
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.