

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

14 Panorama Court, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,215,000

Property Type House

Suburb Bulleen

Period - From 01/10/2019

to 30/09/2020

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	58 Rocklea Rd BULLEEN 3105	\$1,250,000	22/04/2020
2	39 Stanley St BULLEEN 3105	\$1,215,000	23/05/2020
3	2 Glencester Ct BULLEEN 3105	\$1,210,000	23/05/2020

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:

19/10/2020 13:15



 4  2  2

Property Type: House
Land Size: 823 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2020: \$1,215,000

Comparable Properties



58 Rocklea Rd BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Private Sale
Date: 22/04/2020
Rooms: 6
Property Type: House (Res)
Land Size: 662 sqm approx



39 Stanley St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,215,000
Method: Private Sale
Date: 23/05/2020
Property Type: House
Land Size: 724 sqm approx



2 Glencester Ct BULLEEN 3105 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,210,000
Method: Auction Sale
Date: 23/05/2020
Rooms: 8
Property Type: House (Res)
Land Size: 767 sqm approx