

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

34 Marjorie Close, Bulleen Vic 3105

Indicative selling price

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

Range between \$855,000 & \$895,000

Median sale price

Median price \$1,140,000 House X Unit Suburb Bulleen

Period - From 01/01/2019 to 31/03/2019 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	50 Lincoln Dr BULLEEN 3105	\$890,000	30/03/2019
2	30 Apex Cr BULLEEN 3105	\$890,000	21/03/2019
3	7a Lincoln Dr BULLEEN 3105	\$880,000	01/06/2019

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.

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Indicative Selling Price

\$855,000 - \$895,000

Median House Price

March quarter 2019: \$1,140,000



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



50 Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$890,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 5

Property Type: House (Res)



30 Apex Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$890,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: House

Land Size: 600 sqm approx



7a Lincoln Dr BULLEEN 3105 (REI)

Agent Comments

 3  1  -

Price: \$880,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 668 sqm approx