

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

3 Piccadilly Place, Bulleen VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price Range \$1,400,000 - \$1,500,000

Median sale price

Median price \$1,268,000

Property type House

Suburb Bulleen

Period - From 1st Jan 2020

to

31st March
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. 10 Westminster Avenue, Bulleen	\$1,588,000	26/03/2020
2. 68 Bourke Street, Bulleen	\$1,800,000	21/03/2020
3. 7 Rosemont Drive, Bulleen	\$1,571,000	21/03/2020

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: 30/06/2020

Comparable properties



\$1,588,000

10 Westminster Avenue, Bulleen, Victoria

DATE: 26/03/2020

PROPERTY TYPE: House

 4  2
 2  647 sqm x



\$1,800,000

68 Bourke Street, Bulleen, Victoria

DATE: 21/03/2020

PROPERTY TYPE: House

 4  3
 2  556 sqm




\$1,571,000

7 Rosemont Drive, Bulleen, Victoria

DATE: 21/03/2020

PROPERTY TYPE: House

 4  2
 3  732 sqm x

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21 days on market



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