Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	181 Thompsons Road, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$790,000 &	\$830,000
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Median sale price

Median price	\$1,117,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/07/2019	to	30/09/2019	S	ource	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

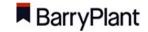
Add	dress of comparable property	Price	Date of sale
1	86 Rose Av TEMPLESTOWE LOWER 3107	\$830,000	11/06/2019
2	36 Flinders St BULLEEN 3105	\$820,000	18/05/2019
3	14 Pleasant Rd BULLEEN 3105	\$810,000	16/06/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2019 12:03





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Indicative Selling Price \$790,000 - \$830,000 **Median House Price** September quarter 2019: \$1,117,000



Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments

Comparable Properties



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Price: \$830,000

Method: Sold Before Auction

Date: 11/06/2019

Property Type: House (Res) Land Size: 759 sqm approx

Agent Comments



Price: \$820,000



Method: Auction Sale Date: 18/05/2019

Property Type: House (Res)

Agent Comments



14 Pleasant Rd BULLEEN 3105 (REI)

Price: \$810,000

Method: Sold Before Auction

Date: 16/06/2019

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



