

# 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

181 Thompsons Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$830,000

### 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	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 comparable properties 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



 3  1  1

**Property Type:** House (Res)

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



**86 Rose Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 3  1  2

**Price:** \$830,000

**Method:** Sold Before Auction

**Date:** 11/06/2019

**Property Type:** House (Res)

**Land Size:** 759 sqm approx



**36 Flinders St BULLEEN 3105 (REI)**

Agent Comments

 3  1  2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 18/05/2019

**Property Type:** House (Res)



**14 Pleasant Rd BULLEEN 3105 (REI)**

Agent Comments

 3  1  2

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 16/06/2019

**Property Type:** House (Res)