

# 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

48 Templestowe 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 \$890,000 & \$970,000

### Median sale price

Median price \$1,041,000 Property Type House Suburb Bulleen

Period - From 31/10/2018 to 30/10/2019 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	37 Austin St, Bulleen, Vic 3105, Australia	\$960,000	10/10/2019
2	37 Manningham Rd, Bulleen, Vic 3105, Australia	\$960,000	14/09/2019
3	122 Thompsons Rd, Bulleen, Vic 3105, Australia	\$931,000	31/07/2019

**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:

31/10/2019 12:16