

Statement of Information

Single residential property located in the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb and
postcode

35 Flinders Street, Bulleen VIC 3105

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingSingle price **\$1,800,000****Median sale price**Median price **\$1,310,000***House **X**Suburb **Bulleen**Period - From **7/2017**to **9/2017****REIV****Comparable property sales**

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. 16 Alfreda Avenue, Bulleen	\$1,960,000	12/08/2017
2. 41-43 Riverview Terrace, Bulleen	\$2,300,000	23/09/2017
3. 37 Vista Street, Bulleen	\$1,480,000	20/07/2017



The best price for your property

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Comparable Properties



16 Alfreda Avenue, Bulleen

 3
  1
  2

Price: \$1,960,000

Date: 12/08/2017

Rooms: 5

Property Type: House

Land size: 940sqm



41-43 Riverview Terrace, Bulleen

 2
  1
  2

Price: \$2,300,000

Date: 23/09/2017

Rooms:

Property Type: House

Land size: 1,207sqm



37 Vista Street, Bulleen

 6
  2
  4

Price: \$1,480,000

Date: 20/07/2017

Rooms: 1

Property Type: House

Land size: 753sqm

The Hudson Bond Difference



Modern Marketing

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



Best Price Guarantee

If your house sells for less, then you pay **nothing**. We don't mislead you with a high quote just to win your business.



A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.