

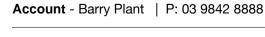
Juliette Zhou 03 9842 8888 0456 999 669 juliettezhou@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 19								
Property offer	ed for s	sale								
Address Including suburb and postcode		41 Yarra Valley Boulevard, Bulleen Vic 3105								
Indicative sell	ing pric	e								
For the meaning	of this p	orice see o	consum	er.vic.gov.	au/unde	quoting				
Range betwee	0,000		&	\$1,7	760,000					
Median sale p	rice									
Median price	\$1,309,0	000	House	Х	Unit			Suburb	Bulleen	
Period - From	od - From 01/07/2017 to 30/09/2017 Source						REIV			
Comparable p	roperty	sales (*	Delete	A or B b	elow as	applica	ble)			
months		estate ag					•	operty for sak o be most co		
Address of comparable property							Price	Date	of sale	
1										
2										
3										
OR The est								at fower than t		

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.

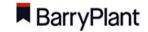




in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Indicative Selling Price \$1,600,000 - \$1,760,000 **Median House Price** September quarter 2017: \$1,309,000



Rooms:

Property Type: House (Res) Land Size: 690 sqm approx

Agent Comments

Comparable Properties



3 Coromandel Ct BULLEEN 3105 (REI/VG)





Price: \$1,751,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: House (Res) Land Size: 646 sqm approx



50 Killarney Rd TEMPLESTOWE LOWER 3107

(REI)





Price: \$1.620.000 Method: Private Sale Date: 28/06/2017

Rooms: 6

Property Type: House (Res) Land Size: 625 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888





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Agent Comments

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