

## 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

41 Yarra Valley Boulevard, 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 \$1,600,000

&

\$1,760,000

#### Median sale price

Median price \$1,309,000

House

X

Unit

Suburb Bulleen

Period - From 01/07/2017

to

30/09/2017

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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.

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**Indicative Selling Price**

\$1,600,000 - \$1,760,000

**Median House Price**

September quarter 2017: \$1,309,000



 4  3  0

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 690 sqm approx

Agent Comments

## Comparable Properties



**3 Coromandel Ct BULLEEN 3105 (REI/VG)**

Agent Comments

 4  3  4

**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)**

Agent Comments

 4  2  2

**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.