

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

15 Harold Street, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2017

to

31/12/2017

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	5 Amberley Ct BULLEEN 3105	\$1,230,000	19/08/2017
2	24 Marcus Rd TEMPLESTOWE LOWER 3107	\$1,204,000	12/08/2017
3	3 Clauscen St TEMPLESTOWE LOWER 3107	\$1,190,000	18/09/2017

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.



Rooms:

Property Type: House

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



5 Amberley Ct BULLEEN 3105 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 8

Property Type: House (Res)

Land Size: 757 sqm approx



24 Marcus Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,204,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 716 sqm approx



3 Clausen St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,190,000

Method: Private Sale

Date: 18/09/2017

Rooms: -

Property Type: House

Land Size: 660 sqm approx