

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

3/115 Willow Bend, Bulleen Vic 3105

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,077,000

Property Type House

Suburb Bulleen

Period - From 01/10/2018

to 30/09/2019

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	1/266 Manningham Rd TEMPLESTOWE LOWER 3107	\$950,000	20/06/2019
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.~~

This Statement of Information was prepared on:

11/11/2019 09:47



3 2 2

Property Type: Townhouse (Res)

Land Size: 245 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending September 2019: \$1,077,000

Comparable Properties



**1/266 Manningham Rd TEMPLESTOWE
LOWER 3107 (REI/VG)**

Agent Comments

3 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 20/06/2019

Property Type: Townhouse (Res)

Land Size: 220 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.