

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

55 Rocklea Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$1,035,500

Property Type House

Suburb Bulleen

Period - From 13/11/2018

to 12/11/2019

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	7 Ilma Ct BULLEEN 3105	\$3,030,000	23/08/2019
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:

13/11/2019 12:10



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

13/11/2018 - 12/11/2019: \$1,035,500

Comparable Properties



7 Ilma Ct BULLEEN 3105 (VG)

Agent Comments

5 - -

Price: \$3,030,000

Method: Sale

Date: 23/08/2019

Property Type: House (Res)

Land Size: 1744 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.