

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

20 Latrobe Street, 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 \$965,000

Property Type House

Suburb Bulleen

Period - From 01/04/2019

to

30/06/2019

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	22 Jacana Av TEMPLESTOWE LOWER 3107	\$980,000	19/06/2019
2	6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$959,000	13/06/2019
3	76 Glenair St TEMPLESTOWE LOWER 3107	\$935,000	26/07/2019

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:

15/10/2019 22:42



Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



22 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 19/06/2019

Property Type: House

Land Size: 725 sqm approx



6 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$959,000

Method: Private Sale

Date: 13/06/2019

Property Type: House

Land Size: 652 sqm approx



76 Glenair St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 26/07/2019

Property Type: House