Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$1,117,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/07/2019	to	30/09/2019	s	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	56 Summit Dr BULLEEN 3105	\$1,150,000	31/08/2019
2	47 Rose Av BULLEEN 3105	\$1,100,000	14/09/2019
3	4 Eama Ct BULLEEN 3105	\$1,050,000	04/06/2019

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:	25/11/2019 09:21









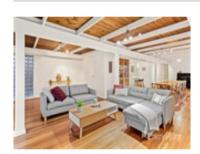




Property Type: House (Res) Land Size: 648 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** September quarter 2019: \$1,117,000

Comparable Properties



56 Summit Dr BULLEEN 3105 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 31/08/2019

Property Type: House (Res) Land Size: 680 sqm approx

Agent Comments



47 Rose Av BULLEEN 3105 (REI/VG)





Price: \$1,100,000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res) Land Size: 614 sqm approx Agent Comments

4 Eama Ct BULLEEN 3105 (REI/VG)





Agent Comments

Price: \$1,050,000

Method: Sold Before Auction

Date: 04/06/2019

Property Type: House (Res) Land Size: 647 sqm approx

Account - Barry Plant | P: 03 9842 8888



