

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	54 Harold Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$920,000	&	\$1,012,000

Median sale price

Median price	\$1,140,000	Hou	ıse X	Unit		Suburb	Bulleen
Period - From	01/01/2019	to	31/03/2019		Source	REIV	

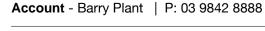
Comparable property sales (*Delete A or B below as applicable)

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 Hotham St TEMPLESTOWE LOWER 3107 \$990,000 12/04/2019 2 24 Philip Av DONCASTER 3108 \$990,000 08/12/2018 3 27 Astley St TEMPLESTOWE LOWER 3107 \$981,000 02/03/2019

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.







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Rooms:

Property Type: HOUSE

Land Size: 731sqm approx sqm

approx

Agent Comments

Indicative Selling Price \$920,000 - \$1,012,000 Median House Price March quarter 2019: \$1,140,000

Comparable Properties



1 Hotham St TEMPLESTOWE LOWER 3107

(REI)

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Price: \$990,000 Method: Private Sale Date: 12/04/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 696 sqm approx

Agent Comments

24 Philip Av DONCASTER 3108 (REI/VG)

-4







Price: \$990,000 Method: Auction Sale Date: 08/12/2018

Rooms: -

Property Type: House (Res) Land Size: 863 sqm approx

Agent Comments



27 Astley St TEMPLESTOWE LOWER 3107

(REI)

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Price: \$981,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res) **Land Size:** 728 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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