

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

54 Harold Street, Bulleen Vic 3105

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 House 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.

 4  2  1

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)

[Agent Comments](#)

 4  1  2

Price: \$990,000

Method: Private Sale

Date: 12/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 696 sqm approx



24 Philip Av DONCASTER 3108 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$990,000

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 863 sqm approx



27 Astley St TEMPLESTOWE LOWER 3107 (REI)

[Agent Comments](#)

 4  1  1

Price: \$981,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 728 sqm approx