

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

15 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,268,000

Property Type House

Suburb Bulleen

Period - From 01/01/2020

to

31/03/2020

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	2 Caroline Dr TEMPLESTOWE LOWER 3107	\$1,182,500	12/02/2020
2	102 Ayr St DONCASTER 3108	\$1,111,000	22/02/2020
3	11 Arapilles Dr TEMPLESTOWE LOWER 3107	\$1,100,000	02/04/2020

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:

14/05/2020 09:21



Property Type: Land

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



2 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,182,500

Method: Private Sale

Date: 12/02/2020

Property Type: House

Land Size: 734 sqm approx



102 Ayr St DONCASTER 3108 (REI)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 8

Property Type: House (Res)

Land Size: 778 sqm approx



11 Arapilles Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 02/04/2020

Rooms: 8

Property Type: House

Land Size: 725 sqm approx