

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

39 Furneaux Grove, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$1,309,000 House X Unit Suburb Bulleen

Period - From 01/07/2017 to 30/09/2017 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	16 Glenda St DONCASTER 3108	\$1,334,000	21/10/2017
2	12 Rocklea Rd BULLEEN 3105	\$1,331,000	23/09/2017
3	7 Helene St BULLEEN 3105	\$1,330,000	16/09/2017

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 (Res)**Land Size:** 669 sqm approx

Agent Comments

Indicative Selling Price

\$1,290,000 - \$1,390,000

Median House Price

September quarter 2017: \$1,309,000

Comparable Properties

**16 Glenda St DONCASTER 3108 (REI)**

Agent Comments

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  2

Price: \$1,334,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 9**Property Type:** House (Res)**Land Size:** 653 sqm approx**12 Rocklea Rd BULLEEN 3105 (REI)**

Agent Comments

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  2

Price: \$1,331,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** 7**Property Type:** House (Res)**Land Size:** 697 sqm approx**7 Helene St BULLEEN 3105 (REI)**

Agent Comments

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Price: \$1,330,000**Method:** Auction Sale**Date:** 16/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 628 sqm approx