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

2 Glencester Court, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	1 \$1,150,000		&		\$1,250,000					
Median sale p	rice									
Median price	\$1,268,000	Pro	operty Type	Hou	ISE		Suburb	Bulleen		
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	93 Hodgson St TEMPLESTOWE LOWER 3107	\$1,210,000	19/03/2020
2	31 Kandanga Gr BULLEEN 3105	\$1,210,000	28/10/2019
3	102 Ayr St DONCASTER 3108	\$1,111,000	22/02/2020

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.

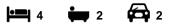
This Statement of Information was prepared on:

23/04/2020 15:55



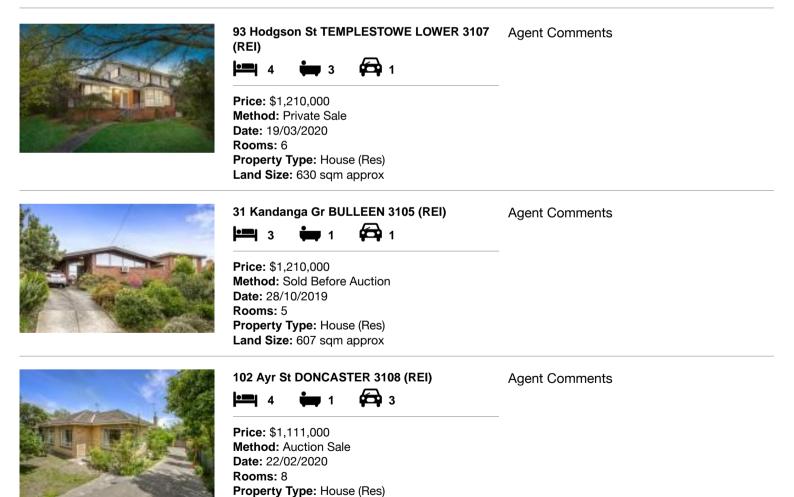






Property Type: House **Land Size:** 767.191 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2020: \$1,268,000

Comparable Properties



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

propertydata

Land Size: 778 sqm approx

