

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### 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	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



**93 Hodgson St TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 19/03/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx



**31 Kandanga Gr BULLEEN 3105 (REI)** **Agent Comments**



**Price:** \$1,210,000  
**Method:** Sold Before Auction  
**Date:** 28/10/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 607 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