

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

49 Rose Avenue, Bulleen VIC 3105

Indicative selling price

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

PRICE

\$890,000

Median sale price

MEDIAN
PRICE

\$1,279,000

HOUSE

X

SUBURB

Bulleen

PERIOD -
FROM

1st Sep 2017

TO

31st Aug 2018

SOURCE

Core Logic

Comparable property sales

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

26 Alison Avenue, Bulleen

\$1,075,000

20.08.2018

8 Russell Street, Bulleen

\$1,158,880

24.07.2018

37 Nirvana Crescent, Bulleen

\$1,040,000

10.04.2018

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Comparable properties



\$1,075,000

26 Alison Avenue, Bulleen, Victoria

DATE: 20.08.2018

PROPERTY TYPE: House

 4  1
 2  585 sqm x



\$1,158,880

8 Russell Street, Bulleen, Victoria

DATE: 24.07.2018

PROPERTY TYPE: House

 3  2
 1  1100 sqm



\$1,040,000

37 Nirvana Crescent, Bulleen, Victoria

DATE: 10.04.2018

PROPERTY TYPE: House

 3  1
 6  561 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee