

# 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

73 Thompsons Road, 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 \$890,000 & \$950,000

### Median sale price

Median price \$1,465,000 Property Type House Suburb Bulleen

Period - From 01/01/2022 to 31/03/2022 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	2/13 Glenfern Av DONCASTER 3108	\$890,000	23/11/2021
2	3/9 Amberley Ct BULLEEN 3105	\$920,000	20/11/2021
3	1/92 Ayr St DONCASTER 3108	\$950,000	29/11/2021

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:

27/04/2022 11:45



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**Property Type:** House  
**Land Size:** 432 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
March quarter 2022: \$1,465,000

## Comparable Properties



**2/13 Glenfern Av DONCASTER 3108 (REI/VG)** **Agent Comments**

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**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 23/11/2021  
**Property Type:** Unit  
**Land Size:** 374 sqm approx



**3/9 Amberley Ct BULLEEN 3105 (REI/VG)** **Agent Comments**

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**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** Unit  
**Land Size:** 265 sqm approx

**1/92 Ayr St DONCASTER 3108 (VG)** **Agent Comments**

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**Price:** \$950,000  
**Method:** Sale  
**Date:** 29/11/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Philip Webb**