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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,465,000	Pro	perty Type	Hous	se		Suburb	Bulleen
Period - From	01/01/2022	to	31/03/2022		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.

Add	dress 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









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



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

Agent Comments





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)

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Agent Comments

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

Account - Philip Webb



propertydata

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