

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

12 Albany Place, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price*

Median price \$1,250,000

Property Type House

Suburb Bulleen

Period - From 31/07/2019

to

31/01/2020

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	25 Golden Way BULLEEN 3105	\$1,265,000	04/10/2019
2	4 Gilbert St BULLEEN 3105	\$1,235,000	14/09/2019
3	3 The Crest BULLEEN 3105	\$1,223,000	07/12/2019

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:

31/01/2020 14:57

Lorenzo Centofanti

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price *

31/07/2019 - 31/01/2020: \$1,250,000

* Agent calculated median



5 2 2

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



25 Golden Way BULLEEN 3105 (REI/VG)

Agent Comments

4 2 2

Price: \$1,265,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: House (Res)

Land Size: 703 sqm approx



4 Gilbert St BULLEEN 3105 (REI/VG)

Agent Comments

4 1 2

Price: \$1,235,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 728 sqm approx



3 The Crest BULLEEN 3105 (REI)

Agent Comments

5 3 2

Price: \$1,223,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 8

Property Type: House (Res)

Land Size: 653 sqm approx