

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

3 Darryl Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,190,000 & \$1,300,000

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	133 Willow Bnd BULLEEN 3105	\$1,256,000	22/02/2020
2	16 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,250,000	25/02/2020
3	58 Harold St BULLEEN 3105	\$1,226,000	30/11/2019

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:

16/05/2020 09:52



3 1 1

Property Type: House

Land Size: 726 sqm approx

Agent Comments

Fantastic location close to all Schools - Public Transport, Eastern freeway and only minutes from Westfield Doncaster... A great location to develop two Town Houses (STCA) or build that perfect home with CITY VIEWS!!

Comparable Properties



133 Willow Bnd BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$1,256,000

Method: Auction Sale

Date: 22/02/2020

Rooms: 5

Property Type: House (Res)

Land Size: 724 sqm approx

16 Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 25/02/2020

Property Type: House

Land Size: 719 sqm approx



58 Harold St BULLEEN 3105 (REI/VG)

Agent Comments

3 1 2

Price: \$1,226,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 734 sqm approx