

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

19 Avon Street, Bulleen Vic 3105

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$1,288,000

House

X

Unit

Suburb

Bulleen

Period - From 01/01/2017

to 31/12/2017

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	73 Latrobe St BULLEEN 3105	\$1,100,000	07/10/2017
2	6a The Crest BULLEEN 3105	\$1,050,000	06/12/2017
3	1/10 Avon St BULLEEN 3105	\$1,002,000	29/10/2017

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.



 3  2  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



73 Latrobe St BULLEEN 3105 (REI)

Agent Comments

 3  2  1

Price: \$1,100,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 7

Property Type: Townhouse (Res)



6a The Crest BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 06/12/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 395 sqm approx



1/10 Avon St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,002,000

Method: Auction Sale

Date: 29/10/2017

Rooms: 5

Property Type: Unit