

8841 4888 0400 079 408

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address	48 Robert Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Hou	ise X	Unit		Suburb	Bulleen
Period - From	01/10/2016	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	41 Lilian St BULLEEN 3105	\$1,160,000	03/06/2017
2	29 Flinders St BULLEEN 3105	\$1,200,000	12/08/2017
3	21 The Crest BULLEEN 3105	\$1,230,000	05/08/2017

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.

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> **Indicative Selling Price** \$1,200,000 **Median House Price**

Year ending September 2017: \$1,250,000





Rooms: 5

Property Type: House Land Size: 604 sqm approx

Agent Comments

Comparable Properties



41 Lilian St BULLEEN 3105 (REI/VG)





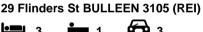
Price: \$1,160,000 Method: Auction Sale Date: 03/06/2017

Rooms: 8

Property Type: House (Res) Land Size: 603 sqm approx







Price: \$1,200,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

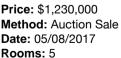
Property Type: House (Res) Land Size: 557 sqm approx

21 The Crest BULLEEN 3105 (REI/VG)









Property Type: House (Res) Land Size: 639 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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