

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	48 Robert Street, Bulleen Vic 3105
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$1,250,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Bulleen"/>
Period - From	<input type="text" value="01/10/2016"/>	to	<input type="text" value="30/09/2017"/>	Source	<input type="text" value="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	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.



3 1 2

Rooms: 5

Property Type: House

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



41 Lilian St BULLEEN 3105 (REI/VG)

Agent Comments

3 1 1

Price: \$1,160,000

Method: Auction Sale

Date: 03/06/2017

Rooms: 8

Property Type: House (Res)

Land Size: 603 sqm approx



29 Flinders St BULLEEN 3105 (REI)

Agent Comments

3 1 3

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)

Agent Comments

4 1 1

Price: \$1,230,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 639 sqm approx