

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 220 Bulleen Road, Bulleen 3105

Indicative selling price

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

Single price \$1,275,000

Median Price

Median price \$1,245,000

House

Suburb Bulleen

Period - From 01/10/2017

to 31/12/2017

Source REIV

Comparable property sales

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 |
|----------------------------------|-------------|--------------|
| 72 Manningham Road Bulleen 3105 | \$1,370,088 | 06/11/2017 |
| 13 Moresby Avenue Bulleen 3105 | \$1,292,000 | 24/02/2018 |
| 134 Manningham Road Bulleen 3105 | \$1,182,000 | 16/12/2017 |