

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

32 Summit Drive, Bulleen, VIC 3105

INDICATIVE SELLING PRICE

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

Range Between \$2,400,000 & \$2,500,000

MEDIAN SALE PRICE

Median price \$1,289,000 | House | Bulleen (3105)

Period - From 1 April 2017 to 31 March 2018 | 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
18 BELLE VUE ROAD, BALWYN NORTH VIC 3104	\$2,726,000	19/03/2018
75 YARRA VALLEY BOULEVARD, BULLEEN VIC 3105	\$2,430,000	14/04/2018
16 ILMA COURT, BULLEEN VIC 3105	\$2,000,000	15/01/2018