

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	4 Bulga Street, Mooroolbark Vic 3138
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Indicative selling price

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

Range between	\$720,000	&	\$770,000
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Median sale price

Median price	\$705,000	House	X	Unit		Suburb	Mooroolbark
Period - From	01/04/2017	to	30/06/2017	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		
2		
3		

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.

Travis Milton

9876 9001

0414404942

tmilton@hockingstuart.com.au

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

June quarter 2017: \$705,000



 3  2  1

Rooms: 5

Property Type: House

Land Size: 939.65 sqm approx

Agent Comments

Enjoy resort-style luxury in this fully renovated 3 bedroom 2 bathroom entertainer. Privately set on 940 m² (approx.) it offers you a solar heated pool (with spa), extensive decking and designer-style landscaped gardens. The home wows with multiple living areas, 2 quality bathrooms, hardwood polished floors and a s/s appointed gourmet kitchen showcasing 2 ovens. Discover an open study and a master wing featuring WIR, new ensuite, own deck and courtyard. Plus: ducted heating, cooling, off street parking and remote garage with big storage loft. Close to transport, schools and shops.

Comparable Properties

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