

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

3 Albany Place, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,309,000

House

X

Unit

Suburb

Bulleen

Period - From

01/07/2017

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.

	Address of comparable property	Price	Date of sale
1	35 Summit Dr BULLEEN 3105	\$1,538,000	15/07/2017
2	37 Vista St BULLEEN 3105	\$1,480,000	20/07/2017
3	6 Panorama Ct BULLEEN 3105	\$1,450,000	07/08/2017

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

\$1,400,000 - \$1,540,000

Median House Price

September quarter 2017: \$1,309,000



 5  3  2

Rooms:

Property Type: House (Res)

Land Size: 751 sqm approx

Agent Comments

Comparable Properties



35 Summit Dr BULLEEN 3105 (REI)

Agent Comments

 5  3  3

Price: \$1,538,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 766 sqm approx

37 Vista St BULLEEN 3105 (REI)

Agent Comments

 6  2  4

Price: \$1,480,000

Method: Private Sale

Date: 20/07/2017

Rooms: -

Property Type: House

Land Size: 753 sqm approx

6 Panorama Ct BULLEEN 3105 (REI)

Agent Comments

 5  3  2

Price: \$1,450,000

Method: Private Sale

Date: 07/08/2017

Rooms: -

Property Type: House

Land Size: 666 sqm approx