

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale	e
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Address	3 Albany Place, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,400,000	&	\$1,540,000
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Median sale price

Median price	\$1,309,000	Hou	ise 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.

Ad	dress 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

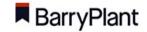
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,400,000 - \$1,540,000 **Median House Price** September quarter 2017: \$1,309,000





Property Type: House (Res) Land Size: 751 sqm approx

Agent Comments



Comparable Properties



--- 5



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)

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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)

-- 5





Price: \$1,450,000 Method: Private Sale Date: 07/08/2017

Rooms: -

Property Type: House Land Size: 666 sqm approx **Agent Comments**

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