

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

5 Fir Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,390,000 & \$1,529,000

Median sale price

Median price \$870,000 House Unit X Suburb Bulleen

Period - From 01/01/2018 to 31/03/2018 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	25 Albany PI BULLEEN 3105	\$1,480,000	18/11/2017
2	24 Mayfair Av TEMPLESTOWE LOWER 3107	\$1,480,000	30/08/2017
3	2/68 Sweyn St BALWYN NORTH 3104	\$1,446,000	28/10/2017

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

\$1,390,000 - \$1,529,000

Median Unit Price

March quarter 2018: \$870,000



 4  3  2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



25 Albany PI BULLEEN 3105 (REI)

Agent Comments

 4  3  2

Price: \$1,480,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 8

Property Type: House (Res)



24 Mayfair Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,480,000

Method: Private Sale

Date: 30/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 301 sqm approx



2/68 Sweyn St BALWYN NORTH 3104 (REI)

Agent Comments

 4  3  2

Price: \$1,446,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 500 sqm approx