

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
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Indicative selling price

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

Range between	\$1,290,000	&	\$1,419,000
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Median sale price

Median price	\$1,258,500	House	X	Unit		Suburb	Bulleen
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	140 Swanston St TEMPLESTOWE LOWER 3107	\$1,388,800	31/07/2017
2	3 Westminster Av BULLEEN 3105	\$1,320,000	29/04/2017
3	4 Albany Pl BULLEEN 3105	\$1,303,000	02/03/2017

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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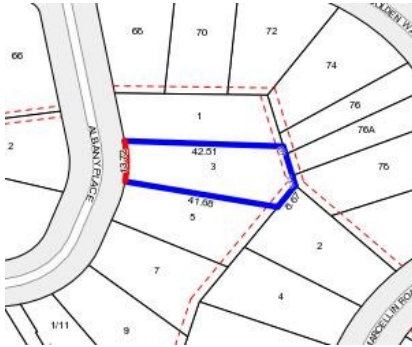
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Indicative Selling Price

\$1,290,000 - \$1,419,000

Median House Price

June quarter 2017: \$1,258,500



Rooms:

Property Type: House

Land Size: 751 sqm approx

Agent Comments

Comparable Properties



**140 Swanston St TEMPLESTOWE LOWER
3107 (REI)**

Agent Comments



Price: \$1,388,800

Method: Private Sale

Date: 31/07/2017

Rooms: 9

Property Type: House (Res)

Land Size: 662 sqm approx



3 Westminster Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,320,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 10

Property Type: House (Res)

Land Size: 654 sqm approx



4 Albany PI BULLEEN 3105 (REI)

Agent Comments



Price: \$1,303,000

Method: Sold Before Auction

Date: 02/03/2017

Rooms: 10

Property Type: House (Res)

Land Size: 670 sqm approx