

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered fo	or sale
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Address	73 Latrobe Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
			1

Median sale price

Median price	\$1,258,500	Hou	se 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	26a Harold St BULLEEN 3105	\$1,091,000	20/05/2017
2	8 Esther St TEMPLESTOWE LOWER 3107	\$1,030,000	23/05/2017
3	1/285 Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,010,000	03/06/2017

OR

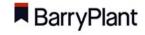
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

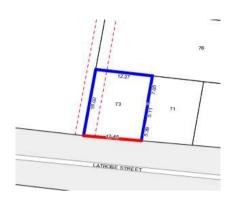
Account - Barry Plant | P: 03 9842 8888





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Rooms

Property Type: Townhouse **Land Size:** 220 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$1,258,500

Comparable Properties



26a Harold St BULLEEN 3105 (REI/VG)

3



6 2

Price: \$1,091,000 **Method:** Auction Sale **Date:** 20/05/2017 **Rooms:** 8

Property Type: Townhouse (Res)

Land Size: 290 sqm approx

Agent Comments



8 Esther St TEMPLESTOWE LOWER 3107

(REI/VG)







Price: \$1,030,000 Method: Private Sale Date: 23/05/2017

Rooms: -

Property Type: Townhouse (Res) **Land Size:** 306 sqm approx

Agent Comments



1/285 Thompsons Rd TEMPLESTOWE LOWER Agent Comments

3107 (REI)

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Price: \$1,010,000 **Method:** Auction Sale **Date:** 03/06/2017

Rooms: -

Property Type: Townhouse (Res)

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