

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

73 Latrobe Street, Bulleen Vic 3105

Indicative selling price

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

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

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	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.



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)

Agent Comments



Price: \$1,091,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 290 sqm approx



8 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 23/05/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 306 sqm approx



1/285 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Townhouse (Res)