## 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	3/7 Ronald Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,090,000

### Median sale price

Median price	\$852,500	Pro	perty Type U	nit		Suburb	Bulleen
Period - From	01/07/2018	to	30/06/2019	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1a Riordan PI TEMPLESTOWE LOWER 3107	\$1,090,000	14/09/2019
2	1 Kimberley Way BULLEEN 3105	\$1,030,000	31/08/2019
3	1/77 Millicent Av BULLEEN 3105	\$1,001,000	23/09/2019

#### OR

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

This Statement of Information was prepared on:	14/10/2019 14:12









**Property Type:** Townhouse (Res) Agent Comments

Indicative Selling Price \$1,090,000 Median Unit Price Year ending June 2019: \$852,500

# Comparable Properties



1a Riordan PI TEMPLESTOWE LOWER 3107

(REI)

**1** 3 **↓** 

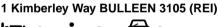
Price: \$1,090,000

2

**4** 

Method: Auction Sale Date: 14/09/2019 Property Type: House (Res)

Property Type: House (Res) Land Size: 319 sqm approx Agent Comments



4



**2** 

**Price:** \$1,030,000 **Method:** Auction Sale **Date:** 31/08/2019

**Property Type:** House (Res) **Land Size:** 332 sqm approx

Agent Comments



1/77 Millicent Av BULLEEN 3105 (REI)

**—** 4

*₽* 

Price: \$1,001,000

Method: Sold Before Auction

Date: 23/09/2019

**Property Type:** Townhouse (Res) **Land Size:** 262 sqm approx

**Agent Comments** 

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