

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

3/7 Ronald Avenue, Bulleen Vic 3105

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

Property Type Unit

Suburb Bulleen

Period - From 01/07/2018

to 30/06/2019

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	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 comparable properties 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



4 3 2

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)

Agent Comments

3 2 2

Price: \$1,090,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 319 sqm approx



1 Kimberley Way BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 332 sqm approx



1/77 Millicent Av BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,001,000

Method: Sold Before Auction

Date: 23/09/2019

Property Type: Townhouse (Res)

Land Size: 262 sqm approx