

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

46 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$1,289,000

House

X

Unit

Suburb

Bulleen

Period - From

01/07/2017

to

30/06/2018

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	47 Lilian St BULLEEN 3105	\$950,000	18/07/2018
2	8 Apex Cr BULLEEN 3105	\$980,000	28/04/2018
3	159 Thompsons Rd BULLEEN 3105	\$1,030,000	05/04/2018

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.



 4  2  2

Rooms:

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



47 Lilian St BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000

Method: Sold Before Auction

Date: 18/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 604 sqm approx



8 Apex Cr BULLEEN 3105 (REI/VG)

Agent Comments

 4  1  2

Price: \$980,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



159 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,030,000

Method: Sold Before Auction

Date: 05/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 550 sqm approx