

# 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

41 Austin Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,045,000

### Median sale price

Median price \$1,117,000

Property Type House

Suburb Bulleen

Period - From 01/07/2019

to 30/09/2019

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	11 Gympie St BULLEEN 3105	\$1,105,000	01/06/2019
2	23 William St BULLEEN 3105	\$1,015,000	24/08/2019
3	37 Austin St BULLEEN 3105	\$960,000	11/10/2019

**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:

11/11/2019 10:47



**Rooms:** 6

**Property Type:** House

**Land Size:** 675 sqm approx

Agent Comments

## Comparable Properties



**11 Gympie St BULLEEN 3105 (REI/VG)**

Agent Comments



**Price:** \$1,105,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**23 William St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$1,015,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 554 sqm approx



**37 Austin St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Private Sale

**Date:** 11/10/2019

**Property Type:** House (Res)

**Land Size:** 661 sqm approx