

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
174 BULLEEN ROAD, BULLEEN, VIC 3105

Indicative selling price

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

Price Range: \$1,650,000 to \$1,700,000

Median sale price

Median price	\$1,289,000	House	X	Unit		Suburb	BULLEEN
Period	01 April 2017 to 31 March 2018	Source					

Comparable property sales

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
2 ALBANY PL, BULLEEN, VIC 3105	*\$1,500,000	24/03/2018
17 DURHAM ST, EAGLEMONT, VIC 3084	\$1,600,000	21/03/2018
2 COROMANDEL CRT, BULLEEN, VIC 3105	*\$1,671,000	12/05/2018