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	1/51-53 Yarra Valley Boulevard, Bulleen Vic 3105

Indicative selling price

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

Range between $860,000 & $935,000

Median sale price

Median price $750,000 Property Type Unit Suburb Bulleen

Period - From 08/06/2020 to 07/06/2021 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	1/8 Nirvana Cr BULLEEN 3105	$899,000	26/03/2021
2	2/94 Rose Av TEMPLESTOWE LOWER 3107	$932,000	18/02/2021
3	1/174 Thompsons Rd BULLEEN 3105	$918,000	06/02/2021

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: 08/06/2021 16:32

RT Edgar



3 -

Rooms: 6
Property Type: Flat

Agent Comments

Indicative Selling Price
$860,000 - $935,000
Median Unit Price
08/06/2020 - 07/06/2021: $750,000

Comparable Properties



1/8 Nirvana Cr BULLEEN 3105 (REI)

3 2 2

Price: $899,000
Method: Private Sale
Date: 26/03/2021
Property Type: Townhouse (Single)

Agent Comments



2/94 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

3 2 2

Price: $932,000
Method: Private Sale
Date: 18/02/2021
Property Type: Townhouse (Res)
Land Size: 106 sqm approx

Agent Comments



1/174 Thompsons Rd BULLEEN 3105 (REI/VG)

4 2 2

Price: $918,000
Method: Private Sale
Date: 06/02/2021
Property Type: Townhouse (Res)

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.