

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 53 Riverview Terrace, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$880,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,105,000 *House ☒ *Unit ☐ Suburb Bulleen

Period - From 01/10/2018 to 31/12/2018 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
39 Riverview Tce BULLEEN	\$981,000	17/01/2019
70 Helene St BULLEEN 3105	\$910,000	09/03/2019
24 Hillside Rd BULLEEN 3105	\$850,000	01/02/2019

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.~~