#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

3 Darryl Street, Bulleen Vic 3105

#### Indicative selling price

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

Range between \$1,190,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,268,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/01/2020	to	31/03/2020		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 1 133 Willow Bnd BULLEEN 3105 \$1,256,000 22/02/2020

2	16 Feathertop Av TEMPLESTOWE LOWER 3107	\$1,250,000	25/02/2020
3	58 Harold St BULLEEN 3105	\$1,226,000	30/11/2019

#### 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.

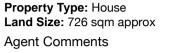
This Statement of Information was prepared on:	16/05/2020 09:52





Harry Fares 9842 1477 0458 766 958 hfares@philipwebb.com.au

**Indicative Selling Price** \$1,190,000 - \$1,300,000 **Median House Price** March quarter 2020: \$1,268,000





Fantastic location close to all Schools - Public Transport, Eastern freeway and only minutes from Westfield Doncaster... A great location to develop two Town Houses (STCA) or build that perfect home with CITY VIEWS!!

### Comparable Properties



133 Willow Bnd BULLEEN 3105 (REI)

Price: \$1,256,000

Method: Auction Sale Date: 22/02/2020

Rooms: 5

Property Type: House (Res) Land Size: 724 sqm approx

**Agent Comments** 

16 Feathertop Av TEMPLESTOWE LOWER 3107 (REI/VG)



Price: \$1,250,000 Method: Private Sale Date: 25/02/2020 Property Type: House Land Size: 719 sqm approx Agent Comments



58 Harold St BULLEEN 3105 (REI/VG)





Price: \$1,226,000 Method: Auction Sale

Date: 30/11/2019 Property Type: House (Res) Land Size: 734 sqm approx **Agent Comments** 

Account - Philip Webb



