



STATEMENT OF INFORMATION

8 MANGAN STREET, BULLEEN, VIC 3105

PREPARED BY JAMES HUANG, LLC REAL ESTATE, PHONE: 0413 618 880

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MANGAN STREET, BULLEEN, VIC 3105  3  2  2

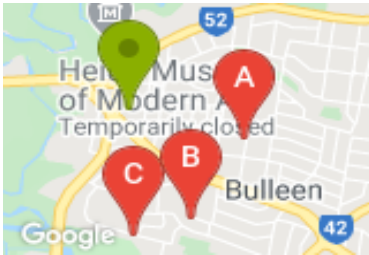
Indicative Selling Price

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

Price Range: **\$1,150,000 to \$1,265,000**

Provided by: James Huang, LLC Real Estate

MEDIAN SALE PRICE



BULLEEN, VIC, 3105

Suburb Median Sale Price (House)

\$1,111,000

01 April 2019 to 31 March 2020

Provided by: 

COMPARABLE PROPERTIES

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.



37 GRANT OLSON AVE, BULLEEN, VIC 3105  3  2  2

Sale Price

****\$1,220,000**

Sale Date: 17/04/2020

Distance from Property: 778m 



46 SUMMIT DR, BULLEEN, VIC 3105  4  2  2

Sale Price

****\$1,180,000**

Sale Date: 21/04/2020

Distance from Property: 879m 



58 ROCKLEA RD, BULLEEN, VIC 3105  4  2  2

Sale Price

***\$1,250,000**

Sale Date: 09/04/2020

Distance from Property: 913m 

This report has been compiled on 20/06/2020 by LLC Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

8 MANGAN STREET, BULLEEN, VIC 3105

Indicative selling price

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

Price Range:

\$1,150,000 to \$1,265,000

Median sale price

Median price

\$1,111,000

Property type

House

Suburb

BULLEEN

Period

01 April 2019 to 31 March 2020

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

37 GRANT OLSON AVE, BULLEEN, VIC 3105	**\$1,220,000	17/04/2020
46 SUMMIT DR, BULLEEN, VIC 3105	**\$1,180,000	21/04/2020
58 ROCKLEA RD, BULLEEN, VIC 3105	*\$1,250,000	09/04/2020

This Statement of Information was prepared

20/06/2020