

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

25 Golden Way , Bulleen VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

### Suburb median sale price

Median price	\$1,077,000	Property Type	House	Suburb	Bulleen
Period - From	01/07/2018	to	30/06/2019	Source	REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Paul Ibrahim consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 17 Sylvia St TEMPLESTOWE LOWER 3107	\$1,206,000	06/07/2019
<b>2</b> 22 Golden Way BULLEEN 3105	\$1,200,000	20/07/2019
<b>3</b> 54 Harold St BULLEEN 3105	\$1,181,000	15/06/2019

Date prepared on **9<sup>th</sup> September, 2019**