# 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

5 Valentine Street 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	\$1,330,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,057,000	Prope	erty type		House	Suburb	Bulleen
Period-from	01 Jan 2019	to	31 Dec 2019 Source			Corelogic	

### 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 6 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	
6 Valentine Street Bulleen VIC 3105	\$1,411,000	30-Nov-19	
6 Calderwood Street Bulleen VIC 3105	\$1,336,000	16-Nov-19	
17 Lindsay Street Bulleen VIC 3105	\$1,412,000	30-Nov-19	

#### 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 6 months.

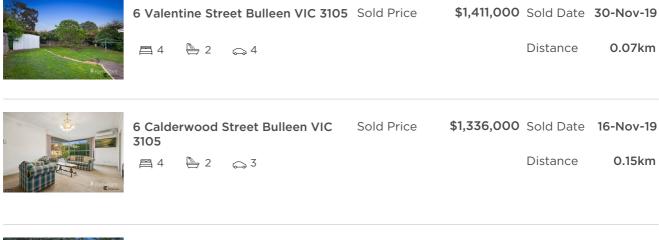
This Statement of Information was prepared on: 17 January 2020



consumer.vic.gov.au



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17 Lindsay Street Bulleen VIC 3105		Sold Price	\$1,412,000	Sold Date	30-Nov-19	
📇 3	2 🚔	<b>⇔</b> 3			Distance	0.22km

RS = Recent sale UN = Undisclosed Sale

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