

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

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,000

Property 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



6 Valentine Street Bulleen VIC 3105 Sold Price **\$1,411,000** Sold Date **30-Nov-19**

 4  2  4

Distance **0.07km**



6 Calderwood Street Bulleen VIC 3105 Sold Price **\$1,336,000** Sold Date **16-Nov-19**

 4  2  3

Distance **0.15km**



17 Lindsay Street Bulleen VIC 3105 Sold Price **\$1,412,000** Sold Date **30-Nov-19**

 3  2  3

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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