

# 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 Colite Street, 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 \$720,000

&

\$792,000

### Median sale price

Median price \$752,500

Property Type Unit

Suburb Bulleen

Period - From 01/01/2021

to 31/03/2021

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 | 4/102-106 Thompsons Rd BULLEEN 3105 | \$755,000 | 15/05/2021   |
| 2 | 2/9 Bourke St BULLEEN 3105          | \$775,000 | 27/03/2021   |
| 3 | 3/15 Monaco St DONCASTER 3108       | \$736,888 | 17/02/2021   |

**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:

01/07/2021 10:38



**Property Type:** Townhouse

**Land Size:** 184 sqm approx

Agent Comments

## Comparable Properties



**4/102-106 Thompsons Rd BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$755,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Unit

**Land Size:** 194 sqm approx

**2/9 Bourke St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$775,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)



**3/15 Monaco St DONCASTER 3108 (REI)**

Agent Comments



**Price:** \$736,888

**Method:** Private Sale

**Date:** 17/02/2021

**Property Type:** Townhouse (Res)