

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

28 Dale Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,391,500

Property Type

House

Suburb

Bulleen

Period - From

27/03/2023

to

26/03/2024

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	24 Stanley St BULLEEN 3105	\$1,800,000	30/11/2023
2	36 Timber Ridg DONCASTER 3108	\$1,770,000	05/03/2024
3	22a Finlayson St DONCASTER 3108	\$1,770,000	20/11/2023

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:

27/03/2024 17:57



 4
  3
  2

Property Type: House (Res)

Land Size: 433 sqm approx

Agent Comments

Total approx. 29.98sq, - downstairs master bedroom & 2 living areas - upstairs 2nd master bedroom, 2 more bedrooms & study

Indicative Selling Price

\$1,750,000

Median House Price

27/03/2023 - 26/03/2024: \$1,391,500

Comparable Properties



24 Stanley St BULLEEN 3105 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,800,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 363 sqm approx



36 Timber Ridg DONCASTER 3108 (REI)

Agent Comments

 4
  4
  2

Price: \$1,770,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 382 sqm approx



22a Finlayson St DONCASTER 3108 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,770,000

Method: Private Sale

Date: 20/11/2023

Property Type: House

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

11 Cone Street, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,391,500

Property Type

House

Suburb

Bulleen

Period - From

23/03/2023

to

22/03/2024

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	23 Alpine Av DONCASTER 3108	\$1,605,000	03/12/2023
2	2/1 Woodland St DONCASTER 3108	\$1,566,000	15/01/2024
3	13a Monaco St DONCASTER 3108	\$1,558,000	25/01/2024

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:

23/03/2024 13:56



 4
  3
  2

Property Type: House
Land Size: 344 sqm approx

Agent Comments

Brand new, no common land, no common wall, total approx. 30.54sq, downstairs master bedroom & 2 living areas- upstairs 2nd master bedroom, 2 more bedrooms & study

Indicative Selling Price

\$1,650,000

Median House Price

23/03/2023 - 22/03/2024: \$1,391,500

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,605,000
Method: Sold After Auction
Date: 03/12/2023
Property Type: House (Res)
Land Size: 300 sqm approx



2/1 Woodland St DONCASTER 3108 (REI)

Agent Comments

 4
  2
  2

Price: \$1,566,000
Method: Sold Before Auction
Date: 15/01/2024
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



13a Monaco St DONCASTER 3108 (REI/VG)

Agent Comments

 4
  3
  1

Price: \$1,558,000
Method: Sold Before Auction
Date: 25/01/2024
Property Type: Townhouse (Res)
Land Size: 364 sqm approx