Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,770,000

Property offered for sale

Address	28 Dale Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,750,000

22a Finlayson St DONCASTER 3108

Median sale price

Median price \$1,391,50	00 Pr	operty Type H	ouse	Suburb	Bulleen
Period - From 27/03/202	23 to	26/03/2024	Soul	rce 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

OR

3

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



20/11/2023











Indicative Selling Price \$1,750,000 **Median House Price** 27/03/2023 - 26/03/2024: \$1,391,500

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

Comparable Properties



24 Stanley St BULLEEN 3105 (REI/VG)





Price: \$1,800,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 363 sqm approx Agent Comments



36 Timber Ridg DONCASTER 3108 (REI)







Agent Comments

Price: \$1,770,000 Method: Private Sale Date: 05/03/2024

Property Type: House (Res) Land Size: 382 sqm approx



Agent Comments

Price: \$1,770,000 Method: Private Sale Date: 20/11/2023 Property Type: House

Account - The One Real Estate (AU) | P: 03 7007 5707





Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	11 Cone Street, Bulleen Vic 3105
Including suburb and	
postcode	

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	Pro	perty 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

7,0	aress of comparable property	1 1100	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



Date of sale











Indicative Selling Price \$1,650,000 **Median House Price** 23/03/2023 - 22/03/2024: \$1,391,500

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 &

Comparable Properties



23 Alpine Av DONCASTER 3108 (REI/VG)





Price: \$1,605,000

Method: Sold After Auction

Date: 03/12/2023

Property Type: House (Res) Land Size: 300 sqm approx

Agent Comments

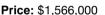












Method: Sold Before Auction

Date: 15/01/2024

Property Type: Townhouse (Res) Land Size: 328 sqm approx

Agent Comments



13a Monaco St DONCASTER 3108 (REI/VG)







Price: \$1.558.000

Method: Sold Before Auction

Date: 25/01/2024

Property Type: Townhouse (Res) Land Size: 364 sqm approx

Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



