

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

9 Dale Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,260,000

House

X

Unit

Suburb Bulleen

Period - From 01/01/2018

to

31/03/2018

Source REIV

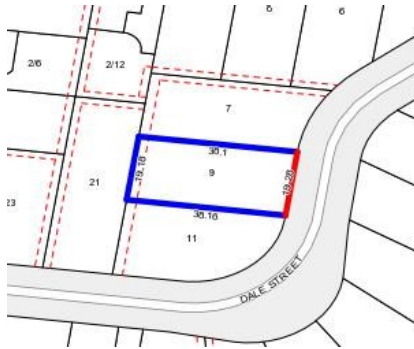
Comparable property sales (*Delete A or B below as applicable)

- 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 Tudor Rd DONCASTER 3108	\$1,540,500	09/09/2017
2	11 Oak Cr TEMPLESTOWE LOWER 3107	\$1,506,000	11/11/2017
3	6 Benalong Ct DONCASTER 3108	\$1,500,000	28/10/2017

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.



 5  3  2

Rooms:

Property Type: House

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



4 Tudor Rd DONCASTER 3108 (REI)

Agent Comments

 5  2  2

Price: \$1,540,500

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 726 sqm approx



11 Oak Cr TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 5  3  3

Price: \$1,506,000

Method: Auction Sale

Date: 11/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 669 sqm approx



6 Benalong Ct DONCASTER 3108 (REI)

Agent Comments

 4  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 788 sqm approx