

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 Sefton Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Bulleen

Period - From 01/01/2022

to

31/03/2022

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	59 Golden Way BULLEEN 3105	\$1,100,000	16/05/2022
2	10 Austin St BULLEEN 3105	\$1,090,500	21/05/2022
3	52 Furneaux Gr BULLEEN 3105	\$1,025,000	18/05/2022

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:

31/05/2022 11:28



 3  2  0

Property Type: House

Land Size: 561 sqm approx

Agent Comments

Comparable Properties



59 Golden Way BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000

Method: Private Sale

Date: 16/05/2022

Property Type: House

Land Size: 660 sqm approx



10 Austin St BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$1,090,500

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 664 sqm approx



52 Furneaux Gr BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,025,000

Method: Private Sale

Date: 18/05/2022

Property Type: House

Land Size: 674 sqm approx