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	16 VALENTINE STREET BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,600,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,400,000	Property type	House	Suburb	Bulleen
Period-from	01 Apr 2022	to	31 Mar 2023	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

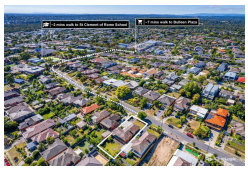
Address of comparable property	Price	Date of sale
46 PINNACLE CRESCENT BULLEEN VIC 3105	$1,510,000	18-Feb-23
46 LONSDALE STREET BULLEEN VIC 3105	$1,468,000	05-Nov-22
34 TIMBER RIDGE DONCASTER VIC 3108	$1,730,000	01-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 24 April 2023

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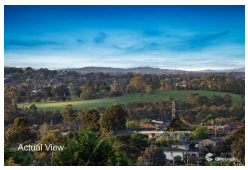


46 PINNACLE CRESCENT BULLEEN VIC 3105

3 2 4

Sold Price RS $1,510,000 Sold Date 18-Feb-23

Distance 0.98km

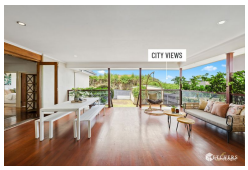


46 LONSDALE STREET BULLEEN VIC 3105

4 3 2

Sold Price $1,468,000 Sold Date 05-Nov-22

Distance 1.24km



34 TIMBER RIDGE DONCASTER VIC 3108

4 2 2

Sold Price RS $1,730,000 Sold Date 01-Apr-23

Distance 0.82km

RS = Recent sale **UN** = Undisclosed Sale

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