Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	87 Coffeys Road Bullengarook VIC 3437

Indicative selling price

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

Single Price	$1,150,000	~~or range between~~		&	

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
36 Gorman Road Bullengarook VIC 3437	$1,670,000	14-Nov-20
40 Coffeys Road Bullengarook VIC 3437	$1,812,000	13-Nov-19
68 Dineen Road Bullengarook VIC 3437	$1,400,000	10-Aug-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 12 January 2021

BRAD TEAL
CONSIDER IT DONE
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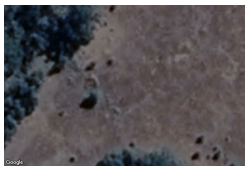
36 Gorman Road Bullengarook VIC 3437
3 2 2

Sold Price RS $1,670,000 Sold Date 14-Nov-20
Distance 1.83km



40 Coffeys Road Bullengarook VIC 3437
4 2 2

Sold Price $1,812,000 Sold Date 13-Nov-19
Distance 0.65km



68 Dineen Road Bullengarook VIC 3437
4 2 2

Sold Price $1,400,000 Sold Date 10-Aug-19
Distance 0.52km



917 Bacchus Marsh Road Bullengarook VIC 3437
3 3 12

Sold Price $2,300,000 Sold Date 17-Feb-20
Distance 1.53km



162 Fitzgerald Road Bullengarook VIC 3437
3 2 2

Sold Price $765,000 Sold Date 22-Jul-19
Distance 1.55km



71 Gorman Road Bullengarook VIC 3437
3 2 4

Sold Price $980,000 Sold Date 11-Aug-20
Distance 1.61km

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

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90 Haires Lane Bullengarook VIC 3437

3 1 4

Sold Price RS **$975,000** UN Sold Date **05-Oct-20**

Distance **1.67km**



1010 Bacchus Marsh Road Bullengarook VIC 3437

3 1 3

Sold Price **$922,500** Sold Date **13-Dec-19**

Distance **2.01km**



47 Dohoney Road Bullengarook VIC 3437

3 2 3

Sold Price **$888,000** Sold Date **28-Aug-19**

Distance **3.89km**



20 Mulcahy Road Bullengarook VIC 3437

3 2 9

Sold Price RS **$1,150,000** UN Sold Date **29-Dec-20**

Distance **5.2km**



1539 Bacchus Marsh Road Bullengarook VIC 3437

4 2 4

Sold Price **$1,700,000** Sold Date **13-Jun-20**

Distance **7.12km**

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

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