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 Chateau Rise Bulleen 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 $*~~ or range between $1,800,000 & $1,980,000

Median sale price

Median price $1,520,000 Property type *house* Suburb Bulleen

Period - From Oct 2021 to Dec 2021 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
8 Nevada Retreat Bulleen 3105	$1,950,000	26/2/2022
2 Kent Court Bulleen 3105	$1,818,000	12/2/2022
12 Darryl Street Bulleen	$1,880,000	16/2/2022

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: 28th March 2022