

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

17 Lindsay Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,077,000

Property Type House

Suburb Bulleen

Period - From 01/10/2018

to 30/09/2019

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	31 Dale St BULLEEN 3105	\$1,080,000	02/07/2019
2	32 Manningham Rd BULLEEN 3105	\$1,080,000	16/08/2019
3	45 Somerville St DONCASTER 3108	\$1,110,000	14/08/2019

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:

06/11/2019 13:16

17 Lindsay Street, Bulleen Vic 3105

**Jellis
Craig**

Anthony Pittas

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

Year ending September 2019: \$1,077,000



3 2 3

Property Type:

Land Size: 724 sqm approx

Agent Comments

Comparable Properties



31 Dale St BULLEEN 3105 (REI)

Agent Comments

4 3 5

Price: \$1,080,000

Method: Private Sale

Date: 02/07/2019

Property Type: House

Land Size: 725 sqm approx



32 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

3 1 5

Price: \$1,080,000

Method: Private Sale

Date: 16/08/2019

Property Type: House (Res)

Land Size: 772 sqm approx



45 Somerville St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,110,000

Method: Private Sale

Date: 14/08/2019

Property Type: House

Land Size: 690 sqm approx

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.