

# 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

1/1 Colite Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$675,000

### Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Bulleen

Period - From

01/07/2024

to

30/09/2024

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	3/63-65 Manningham Rd BULLEEN 3105	\$600,000	11/09/2024
2	2/42 Carrathool St BULLEEN 3105	\$650,000	30/08/2024
3	1/61 Furneaux Gr BULLEEN 3105	\$805,000	06/05/2024

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:

23/10/2024 08:35

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**Indicative Selling Price**

\$675,000

**Median Unit Price**

September quarter 2024: \$600,000



 2  1  2

**Property Type:** Unit

**Land Size:** 135 sqm approx

**Agent Comments**

## Comparable Properties



**3/63-65 Manningham Rd BULLEEN 3105 (REI)** **Agent Comments**

 2  1  1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 11/09/2024

**Property Type:** Unit



**2/42 Carrathool St BULLEEN 3105 (VG)** **Agent Comments**

 2  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 30/08/2024

**Property Type:** Flat/Unit/Apartment (Res)



**1/61 Furneaux Gr BULLEEN 3105 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$805,000

**Method:** Expression of Interest

**Date:** 06/05/2024

**Property Type:** Unit

**Land Size:** 162 sqm approx

**Account - Barry Plant** | P: 03 9842 8888