Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$3,000,000	&	\$3,200,000

Median sale price

Median price	\$1,416,000	Pro	perty Type	House		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	19 Flinders St BULLEEN 3105	\$1,828,000	27/08/2024
2	27-29 Golden Way BULLEEN 3105	\$2,520,000	02/03/2024
3			

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:	15/10/2024 11:11



Date of sale

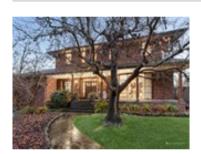


Mark Di Giulio 9842 8888 0407 863 179

mdigiulio@barryplant.com.au Property Type: House **Agent Comments**

Indicative Selling Price \$3,000,000 - \$3,200,000 **Median House Price** September quarter 2024: \$1,416,000

Comparable Properties



19 Flinders St BULLEEN 3105 (REI)

Price: \$1,828,000 Method: Private Sale Date: 27/08/2024

Property Type: House (Res) Land Size: 906 sqm approx

Agent Comments



27-29 Golden Way BULLEEN 3105 (REI)



Agent Comments

Price: \$2,520,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 1477 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888



