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	7 Carrathool Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,290,000
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Median sale price

Median price \$1,360,000	Pro	operty Type Hou	use	Suburb	Bulleen
Period - From 01/01/2021	to	31/03/2021	Sour	ce 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

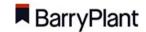
Address of comparable property		Price	Date of sale
1	16 Panorama Ct BULLEEN 3105	\$1,235,000	27/06/2021
2	2 Alfreda Av BULLEEN 3105	\$1,230,000	08/05/2021
3	4 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,250,000	30/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/06/2021 10:22





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Indicative Selling Price \$1,200,000 - \$1,290,000 **Median House Price**

March quarter 2021: \$1,360,000

-19.1 26.5 45.6

Property Type: House Land Size: 776 sqm approx

Agent Comments

Comparable Properties

apTiler C OpenStreetMap contributors



16 Panorama Ct BULLEEN 3105 (REI)

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Price: \$1,235,000 Method: Auction Sale Date: 27/06/2021

Property Type: House (Res) Land Size: 677 sqm approx

Agent Comments

2 Alfreda Av BULLEEN 3105 (REI)

-3





Price: \$1,230,000 Method: Auction Sale Date: 08/05/2021

Property Type: House (Res)

Agent Comments



4 Pentlowe Av TEMPLESTOWE LOWER 3107

(REI)

-3





Price: \$1,250,000 Method: Private Sale Date: 30/03/2021

Property Type: House (Res) Land Size: 695 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



