

# 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

186 Thompsons Road, 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

\$1,350,000

### Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Bulleen

Period - From

01/10/2023

to

31/12/2023

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	4 Claremont La BULLEEN 3105	\$1,350,000	01/02/2024
2	36 Thompsons Rd BULLEEN 3105	\$1,260,000	26/03/2024
3	134 High St DONCASTER 3108	\$1,400,000	23/02/2024

**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:

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Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,350,000

**Median House Price**

December quarter 2023: \$1,390,000



 5    3    2

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**4 Claremont La BULLEEN 3105 (REI)**

Agent Comments

 4    2    2

**Price:** \$1,350,000

**Method:** Auction Sale

**Date:** 01/02/2024

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**36 Thompsons Rd BULLEEN 3105 (REI)**

Agent Comments

 5    2    3

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House

**Land Size:** 604 sqm approx



**134 High St DONCASTER 3108 (REI)**

Agent Comments

 4    2    3

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** House (Res)

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