

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

23 Calderwood Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,416,000 Property 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 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	29 Harold St BULLEEN 3105	\$1,172,500	30/11/2024
2	3/51-53 Yarra Valley Blvd BULLEEN 3105	\$920,000	14/11/2024
3	16 Summit Dr BULLEEN 3105	\$1,150,000	25/10/2024

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:

19/12/2024 10:42

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Indicative Selling Price

\$880,000 - \$968,000

Median House Price

September quarter 2024: \$1,416,000



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Property Type: House**Land Size:** 271 sqm approx

Agent Comments

Comparable Properties

**29 Harold St BULLEEN 3105 (REI)**

Agent Comments

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Price: \$1,172,500**Method:** Auction Sale**Date:** 30/11/2024**Property Type:** House (Res)**Land Size:** 741 sqm approx**3/51-53 Yarra Valley Blvd BULLEEN 3105 (REI)**

Agent Comments

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Price: \$920,000**Method:** Private Sale**Date:** 14/11/2024**Property Type:** House**Land Size:** 260 sqm approx**16 Summit Dr BULLEEN 3105 (REI)**

Agent Comments

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 3

Price: \$1,150,000**Method:** Private Sale**Date:** 25/10/2024**Property Type:** House (Res)**Land Size:** 651 sqm approx

Account - Barry Plant | P: 03 9842 8888