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	23 Calderwood 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 \$880,000	&	\$968,000
-------------------------	---	-----------

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress 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 comparableproperties 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





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$880,000 - \$968,000 **Median House Price** September quarter 2024: \$1,416,000



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

Comparable Properties



29 Harold St BULLEEN 3105 (REI)

Price: \$1,172,500 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 741 sqm approx **Agent Comments**



3/51-53 Yarra Valley Blvd BULLEEN 3105 (REI)

Price: \$920,000 Method: Private Sale Date: 14/11/2024 Property Type: House Land Size: 260 sqm approx





Agent Comments



16 Summit Dr BULLEEN 3105 (REI)

Price: \$1,150,000





Agent Comments

Method: Private Sale Date: 25/10/2024

Property Type: House (Res) Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.