

# 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

4 Maringa Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,280,000 & \$1,380,000

### 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	7 Calderwood St BULLEEN 3105	\$1,490,000	15/11/2024
2	2 Maringa St BULLEEN 3105	\$1,520,000	09/11/2024
3	1 Janet St TEMPLESTOWE LOWER 3107	\$1,255,000	26/10/2024

**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:

20/12/2024 09:50

Mark Di Giulio  
9842 8888  
0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,280,000 - \$1,380,000

**Median House Price**

September quarter 2024: \$1,416,000



**Property Type:** House

**Land Size:** 780 sqm approx

Agent Comments

## Comparable Properties



**7 Calderwood St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$1,490,000

**Method:** Private Sale

**Date:** 15/11/2024

**Property Type:** House

**Land Size:** 722 sqm approx



**2 Maringa St BULLEEN 3105 (REI)**

Agent Comments



**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 09/11/2024

**Property Type:** House (Res)

**Land Size:** 776 sqm approx



**1 Janet St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments



**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 26/10/2024

**Property Type:** House (Res)

**Land Size:** 721 sqm approx

Account - Barry Plant | P: 03 9842 8888