## 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	4 Maringa 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	\$1,280,000	&	\$1,380,000
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### 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	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 comparableproperties 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



#### BARRYPLANT

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)

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1

**2** 

Price: \$1,490,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 722 sqm approx Agent Comments



2 Maringa St BULLEEN 3105 (REI)

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3



**Price:** \$1,520,000 **Method:** Auction Sale **Date:** 09/11/2024

**Property Type:** House (Res) **Land Size:** 776 sqm approx

**Agent Comments** 



1 Janet St TEMPLESTOWE LOWER 3107 (REI)

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**—** 

1

) 2

**Price:** \$1,255,000 **Method:** Auction Sale **Date:** 26/10/2024

**Property Type:** House (Res) **Land Size:** 721 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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