

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

34 Sheahans Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,314,500

Property Type

House

Suburb

Bulleen

Period - From

01/01/2024

to

31/03/2024

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	27 Walter St BULLEEN 3105	\$1,615,000	25/05/2024
2	7 Heather Gr TEMPLESTOWE LOWER 3107	\$1,295,000	16/05/2024
3	14 Morang Av TEMPLESTOWE LOWER 3107	\$1,195,000	19/04/2024

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:

28/05/2024 13:26

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,314,500



4 2 2

Property Type: House

Land Size: 791 sqm approx

Agent Comments

Comparable Properties



27 Walter St BULLEEN 3105 (REI)

Agent Comments

4 2 2

Price: \$1,615,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 825 sqm approx



7 Heather Gr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

4 2 2

Price: \$1,295,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 728 sqm approx



14 Morang Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

5 2 1

Price: \$1,195,000

Method: Sold Before Auction

Date: 19/04/2024

Property Type: House (Res)

Land Size: 750 sqm approx

Account - Barry Plant | P: 03 9842 8888