## 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	11 Rose Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,314,500	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	11 Mangan St BULLEEN 3105	\$1,175,000	17/01/2024
2	96 Thompsons Rd BULLEEN 3105	\$1,165,000	28/03/2024
3	112 Thompsons Rd BULLEEN 3105	\$985,000	02/12/2023

#### 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.

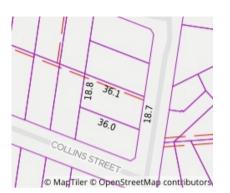
This Statement of Information was prepared on:	01/05/2024 14:06





Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au **Indicative Selling Price** 

\$1,050,000 - \$1,150,000 **Median House Price** March quarter 2024: \$1,314,500



# Property Type: House Land Size: 659 sqm approx

**Agent Comments** 

# Comparable Properties



11 Mangan St BULLEEN 3105 (REI)

**--** 3





Price: \$1,175,000

Method: Sold Before Auction

Date: 17/01/2024

Property Type: House (Res) Land Size: 692 sqm approx

**Agent Comments** 



96 Thompsons Rd BULLEEN 3105 (REI)







Price: \$1,165,000

Method: Sold Before Auction

Date: 28/03/2024

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments



112 Thompsons Rd BULLEEN 3105 (REI)





Price: \$985.000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 634 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



