

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

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	36 Flinders Street, Bulleen Vic 3105				

Indicative selling price

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Range between	\$770,000	&	\$840,000
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Median sale price

Median price	\$1,105,000	Hou	ise X	Unit		Suburb	Bulleen
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	58 Pinnacle Cr BULLEEN 3105	\$832,000	15/12/2018
2	9 Morang Av TEMPLESTOWE LOWER 3107	\$825,000	02/02/2019
3	89 Hodgson St TEMPLESTOWE LOWER 3107	\$785,000	11/02/2019

OR

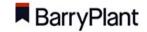
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$770,000 - \$840,000 Median House Price December quarter 2018: \$1,105,000



1 2

Rooms:

Property Type: House (Res) **Land Size:** 557 sqm approx

Agent Comments

Comparable Properties



58 Pinnacle Cr BULLEEN 3105 (REI)

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Price: \$832,000 **Method:** Private Sale **Date:** 15/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 604 sqm approx

9 Morang Av TEMPLESTOWE LOWER 3107

(REI)







Price: \$825,000 Method: Private Sale Date: 02/02/2019

Rooms: -

Property Type: House

Agent Comments

Agent Comments

Agent Comments



89 Hodgson St TEMPLESTOWE LOWER 3107

(REI)

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Price: \$785,000 Method: Private Sale Date: 11/02/2019

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

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