Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 54 Harold Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,950,000		&		\$2,050,000			
Median sale p	rice							
Median price	\$1,314,500	Pro	operty Type	Hou	se		Suburb	Bulleen
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	12 Lincoln Dr BULLEEN 3105	\$2,100,000	16/03/2024
2	12b Lincoln Dr BULLEEN 3105	\$1,950,000	01/06/2024
3	15 Harold St BULLEEN 3105	\$1,828,000	25/06/2024

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:

26/06/2024 06:58



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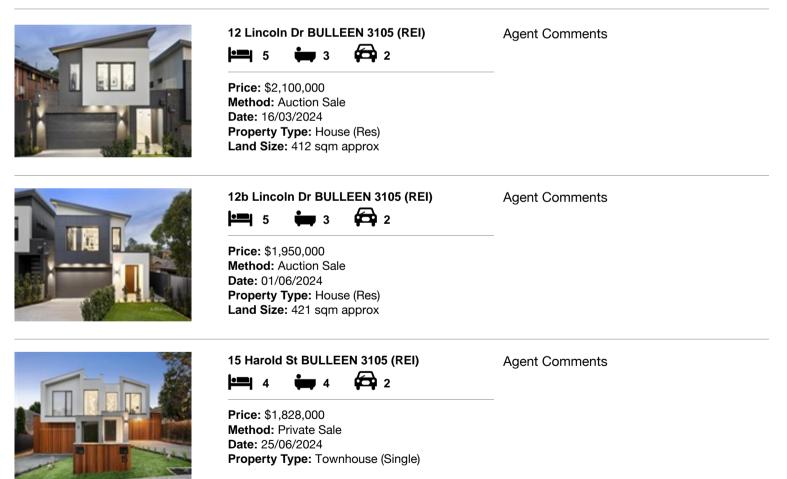




Property Type: House Land Size: 398 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,950,000 - \$2,050,000 Median House Price March quarter 2024: \$1,314,500

Comparable Properties



Account - Barry Plant | P: 03 9842 8888

propertydata



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