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	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,465,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/01/2022	to	31/03/2022		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.

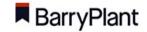
Address of comparable property		Price	Date of sale
1	15 Avon St BULLEEN 3105	\$1,275,000	14/05/2022
2	8 Apex Cr BULLEEN 3105	\$1,150,000	14/05/2022
3	1 Robert St BULLEEN 3105	\$1.117.000	14/05/2022

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:	16/05/2022 14:54





Mark Di Giulio 9842 8888 0407 863 179

\$1,100,000 - \$1,200,000 **Median House Price** March quarter 2022: \$1,465,000

mdigiulio@barryplant.com.au **Indicative Selling Price**





Property Type: House Land Size: 601 sqm approx

Agent Comments

Comparable Properties



15 Avon St BULLEEN 3105 (REI)





Price: \$1,275,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments



8 Apex Cr BULLEEN 3105 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



1 Robert St BULLEEN 3105 (REI)



Price: \$1,117,000 Method: Auction Sale Date: 14/05/2022 Property Type: House Land Size: 689 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



