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 35 Apex Crescent, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	.au/underquot	ting					
Single price	e \$1,450,000									
Median sale price										
Median price	\$1,314,500	Pro	Property Type House			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.

Ade	dress of comparable property	Price	Date of sale
1	14 Westminster Av BULLEEN 3105	\$1,385,000	10/02/2024
2	44 Flinders St BULLEEN 3105	\$1,324,000	02/03/2024
3	66 Golden Way BULLEEN 3105	\$1,300,000	11/11/2023

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:

04/05/2024 14:42



BARRYPLANT





Property Type: House Land Size: 604 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,450,000 Median House Price March quarter 2024: \$1,314,500

Comparable Properties



14 Westminster Av BULLEEN 3105 (REI)

44 Flinders St BULLEEN 3105 (REI)

2



Price: \$1,385,000 Method: Auction Sale Date: 10/02/2024 Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

Agent Comments



Price: \$1,324,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 680 sqm approx

4

66 Golden Way BULLEEN 3105 (REI)



Agent Comments

Price: \$1,300,000 Method: Private Sale Date: 11/11/2023 Property Type: House Land Size: 642 sqm approx

Account - Barry Plant | P: 03 9842 8888



propertydata

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