## 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

4 Bourke Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,080,000		&		\$1,188,000			
Median sale pi	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	ise		Suburb	Bulleen
Period - From	01/10/2024	to	31/12/2024		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	35a Carrathool St BULLEEN 3105	\$1,187,000	14/12/2024
2	1/33 Carrathool St BULLEEN 3105	\$1,100,000	28/10/2024
3	2 North Av BULLEEN 3105	\$958,000	27/10/2024

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.

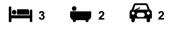
This Statement of Information was prepared on:

24/02/2025 09:04



### BARRYPLANT

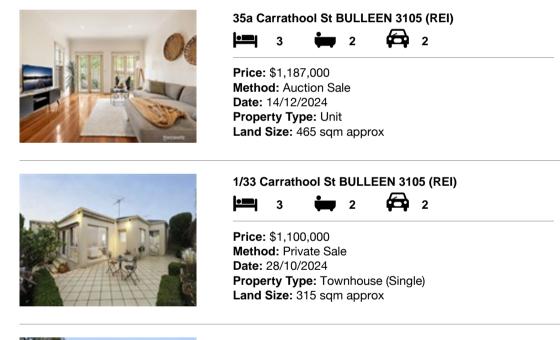




Property Type: House Land Size: 373 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,080,000 - \$1,188,000 Median House Price December quarter 2024: \$1,180,000

# **Comparable Properties**



Agent Comments

Agent Comments

Agent Comments



2 North AV BULLEEN 3105 (REI) 3 2 2 Price: \$958,000 Method: Auction Sale

Method: Auction Sale Date: 27/10/2024 Property Type: House (Res) Land Size: 293 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



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