

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

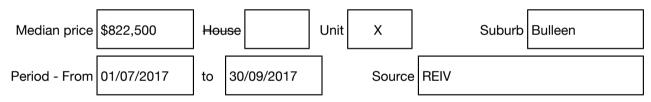
ss 4a Cuthbert Street, Bulleen Vic 3105 nd de

Indicative selling price

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

 Range between
 \$1,250,000
 &
 \$1,375,000

Median sale price



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	3a Maringa St BULLEEN 3105	\$1,360,000	26/10/2017
2	24 Winters Way DONCASTER 3108	\$1,360,000	22/08/2017
3	68 Yarra Valley Blvd BULLEEN 3105	\$1,288,000	16/09/2017

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.

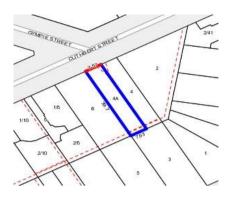
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 4a Cuthbert Street, Bulleen Vic 3105

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Rooms: Property Type: Townhouse (Res) Land Size: 301 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median Unit Price September quarter 2017: \$822,500

Comparable Properties

3a Maringa St BULLEEN 3105 (REI) 3 2 2 Price: \$1,360,000 Method: Private Sale Date: 26/10/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size: 313 sqm approx	Agent Comments
24 Winters Way DONCASTER 3108 (REI) 24 Winters Way DONCASTER 3108 (REI) 24 Winters Way DONCASTER 3108 (REI) 25 Price: \$1,360,000 Method: Private Sale Date: 22/08/2017 Rooms: 5 Property Type: House (Res) Land Size: 350 sqm approx	Agent Comments
68 Yarra Valley Blvd BULLEEN 3105 (REI) 4 2 2 2 Price: \$1,288,000 Method: Private Sale Date: 16/09/2017 Rooms: 5 Property Type: House (Res) Land Size: 327 sqm approx	Agent Comments

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