

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

14 Robert Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,140,000

Property Type Townhouse

Suburb Bulleen

Period - From 20/12/2023

to 19/12/2024

Source Property Data

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	1/75 Millicent Av BULLEEN 3105	\$1,140,000	08/11/2024
2	2/27 Helene St BULLEEN 3105	\$1,035,500	07/11/2024
3	17 Gordons Rd TEMPLESTOWE LOWER 3107	\$1,176,000	27/07/2024

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:

20/12/2024 10:00

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

20/12/2023 - 19/12/2024: \$1,140,000


 4
  2
  2
Property Type: Townhouse**Land Size:** 258 sqm approx

Agent Comments

Comparable Properties

**1/75 Millicent Av BULLEEN 3105 (REI/VG)**

Agent Comments

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  2
  2
Price: \$1,140,000**Method:** Private Sale**Date:** 08/11/2024**Property Type:** Townhouse (Res)**Land Size:** 246 sqm approx**2/27 Helene St BULLEEN 3105 (REI)**

Agent Comments

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  2
  2
Price: \$1,035,500**Method:** Private Sale**Date:** 07/11/2024**Property Type:** Townhouse (Res)**Land Size:** 197 sqm approx**17 Gordons Rd TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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  2
  -
Price: \$1,176,000**Method:** Auction Sale**Date:** 27/07/2024**Property Type:** House (Res)**Land Size:** 355 sqm approx

Account - Barry Plant | P: 03 9842 8888



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