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 betweer	n \$1,050,000		&		\$1,150,000					
Median sale p	rice									
Median price	\$1,140,000	Pro	operty Type	Том	nhouse		Suburb	Bulleen		
Period - From	20/12/2023	to	19/12/2024		So	urce	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.

Ade	dress 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



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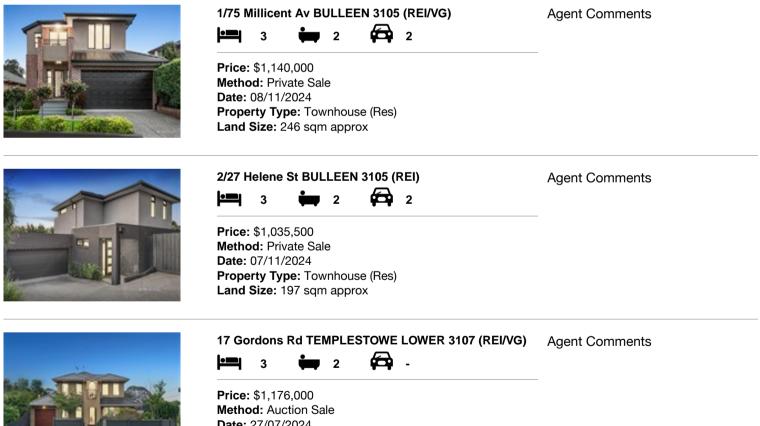


Property Type: Townhouse Land Size: 258 sqm approx Agent Comments

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

Comparable Properties





Date: 27/07/2024 Property Type: House (Res) Land Size: 355 sqm approx

Account - Barry Plant | P: 03 9842 8888



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