

# 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

1 Montgomery Place, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,314,500

Property Type House

Suburb Bulleen

Period - From 01/01/2024

to

31/03/2024

Source 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.

	Address of comparable property	Price	Date of sale
1	20 Gisborne St BULLEEN 3105	\$1,380,000	01/06/2024
2	186 Thompsons Rd BULLEEN 3105	\$1,350,000	01/05/2024
3	36 Thompsons Rd BULLEEN 3105	\$1,260,000	26/03/2024

**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:

26/06/2024 15:05

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2024: \$1,314,500



 4  3  3

**Property Type:** House

**Land Size:** 695 sqm approx

**Agent Comments**

## Comparable Properties



**20 Gisborne St BULLEEN 3105 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**186 Thompsons Rd BULLEEN 3105 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 01/05/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**36 Thompsons Rd BULLEEN 3105 (REI)**

**Agent Comments**

 5  2  3

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** House

**Land Size:** 604 sqm approx

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