Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4 Graeme Court, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,368,000							
Median sale price								
Median price	\$1,060,000	Pro	perty Type Hou	ISE	Suburb Bulleen			
Period - From	01/10/2020	to	31/12/2020	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	21 Latrobe St BULLEEN 3105	\$1,430,000	17/01/2021
2	14 Birrarrung Ct BULLEEN 3105	\$1,388,000	29/01/2021
3			

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:

06/02/2021 11:58









Property Type: House Land Size: 531 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,368,000 Median House Price December quarter 2020: \$1,060,000

Comparable Properties

21 Latrobe St BULLEEN 3105 (REI) 4 2 2 2 Price: \$1,430,000 Method: Private Sale Date: 17/01/2021 Property Type: House (Res) Land Size: 591 sqm approx	Agent Comments
14 Birrarrung Ct BULLEEN 3105 (REI)14 Birrarrung Ct BULLEEN 3105 (REI)14 1<	Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



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.