

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

32 Lonsdale Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Bulleen

Period - From 01/10/2022 to 31/12/2022 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	47 Summit Dr BULLEEN 3105	\$1,160,000	27/08/2022
2	17 England St BULLEEN 3105	\$1,150,000	03/01/2023
3	47 Jacana Av TEMPLESTOWE LOWER 3107	\$1,080,000	19/09/2022

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:

23/01/2023 17:03

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2022: \$1,410,000



 3  3  2

Property Type: House

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



47 Summit Dr BULLEEN 3105 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,160,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 706 sqm approx



17 England St BULLEEN 3105 (REI)

Agent Comments

 3  1  2

Price: \$1,150,000

Method: Private Sale

Date: 03/01/2023

Property Type: House



47 Jacana Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,080,000

Method: Private Sale

Date: 19/09/2022

Property Type: House

Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9842 8888