Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,080,000

Property offered for sale

Address	32 Lonsdale Street, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,410,000	Pro	perty Type H	louse		Suburb	Bulleen
Period - From	01/10/2022	to	31/12/2022	So	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

47 Jacana Av TEMPLESTOWE LOWER 3107

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

OR

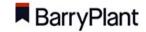
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B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2023 17:03



19/09/2022



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

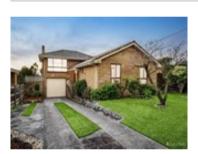
December quarter 2022: \$1,410,000



Property Type: House

Land Size: 557 sqm approx **Agent Comments**

Comparable Properties



47 Summit Dr BULLEEN 3105 (REI/VG)



Price: \$1,160,000 Method: Auction Sale Date: 27/08/2022

Property Type: House (Res) Land Size: 706 sqm approx

Agent Comments



17 England St BULLEEN 3105 (REI)





Price: \$1,150,000 Method: Private Sale Date: 03/01/2023 Property Type: House Agent Comments



47 Jacana Av TEMPLESTOWE LOWER 3107

(REI/VG)

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Price: \$1,080,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 726 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



