

# 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

64 Robert Street, 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 \$990,000

&

\$1,089,000

### Median sale price

Median price \$1,390,000

Property Type House

Suburb Bulleen

Period - From 01/10/2023

to 31/12/2023

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	5/9 Austin St BULLEEN 3105	\$1,100,000	04/03/2024
2	24 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,026,000	18/01/2024
3	1/1 Derreck Av BULLEEN 3105	\$970,000	23/02/2024

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:

12/03/2024 14:20

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median House Price**

December quarter 2023: \$1,390,000



 3  2  2

**Property Type:** House

**Land Size:** 222 sqm approx

**Agent Comments**

## Comparable Properties



**5/9 Austin St BULLEEN 3105 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 04/03/2024

**Property Type:** Townhouse (Single)



**24 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)** **Agent Comments**

 3  1  1

**Price:** \$1,026,000

**Method:** Private Sale

**Date:** 18/01/2024

**Property Type:** House

**Land Size:** 288 sqm approx



**1/1 Derreck Av BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$970,000

**Method:** Sold Before Auction

**Date:** 23/02/2024

**Property Type:** Townhouse (Res)

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