

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

5 Warringal Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,480,000

&

\$1,550,000

Median sale price

Median price \$1,416,000

Property Type House

Suburb Bulleen

Period - From 01/07/2024

to 30/09/2024

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	202 Templestowe Rd TEMPLESTOWE LOWER 3107	\$1,451,000	13/04/2024
2	61 Barak St BULLEEN 3105	\$1,525,000	23/03/2024
3	71 Helene St BULLEEN 3105	\$1,600,000	21/03/2024

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:

16/10/2024 14:14

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,480,000 - \$1,550,000

Median House Price

September quarter 2024: \$1,416,000



 4  2  2

Property Type: House

Land Size: 731 sqm approx

Agent Comments

Comparable Properties



202 Templestowe Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4  2  2

Price: \$1,451,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 731 sqm approx



61 Barak St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,525,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 741 sqm approx



71 Helene St BULLEEN 3105 (REI)

Agent Comments

 4  2  4

Price: \$1,600,000

Method: Auction Sale

Date: 21/03/2024

Property Type: House (Res)

Land Size: 604 sqm approx

Account - Barry Plant | P: 03 9842 8888