Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	11 Warringal Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,390,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/04/2022	to	30/06/2022		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

	aress of comparable property	1 1100	Date of Sale
1	19 Dumossa Av BULLEEN 3105	\$1,400,000	25/06/2022
2	40 Chatsworth Qdrnt TEMPLESTOWE LOWER 3107	\$1,280,000	31/03/2022
3	8 Apex Cr BULLEEN 3105	\$1,150,000	14/05/2022

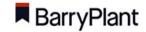
OR

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:	27/07/2022 14:42



Date of sale









Property Type: House Land Size: 712 sqm approx

Agent Comments

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** June quarter 2022: \$1,390,000

Comparable Properties



19 Dumossa Av BULLEEN 3105 (REI)





Price: \$1,400,000 Method: Auction Sale Date: 25/06/2022

Property Type: House (Res) Land Size: 770 sqm approx

Agent Comments



40 Chatsworth Qdrnt TEMPLESTOWE LOWER Agent Comments

3107 (REI/VG)







Price: \$1,280,000 Method: Private Sale Date: 31/03/2022

Property Type: House (Res) Land Size: 715 sqm approx

Agent Comments



8 Apex Cr BULLEEN 3105 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res) Land Size: 651 sqm approx

Account - Barry Plant | P: 03 9842 8888



