

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 6 Latrobe 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 \$1,190,000 & \$1,309,000 | ange between | \$1,190,000 | & | \$1,309,000 | |
|---|--------------|-------------|---|-------------|--|
|---|--------------|-------------|---|-------------|--|

Median sale price

| Median price | \$1,220,000 | Hou | ise X | Unit | | Suburb | Bulleen |
|---------------|-------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/07/2018 | to | 30/09/2018 | | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-------------|--------------|
| 1 | 75 Summit Dr BULLEEN 3105 | \$1,291,888 | 01/11/2018 |
| 2 | 18 Latrobe St BULLEEN 3105 | \$1,241,000 | 01/09/2018 |
| 3 | 10 Cameo Ct BULLEEN 3105 | \$1,220,000 | 01/09/2018 |

OR

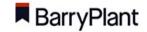
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9842 8888





Generated: 11/01/2019 11:24



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

Indicative Selling Price \$1,190,000 - \$1,309,000 **Median House Price** September quarter 2018: \$1,220,000



Rooms:

Property Type: House Land Size: 591 sqm approx

Agent Comments

Comparable Properties



75 Summit Dr BULLEEN 3105 (REI)





Price: \$1,291,888 Method: Private Sale Date: 01/11/2018

Rooms: -

Property Type: House (Res)

Agent Comments



18 Latrobe St BULLEEN 3105 (REI)



Price: \$1,241,000 Method: Auction Sale Date: 01/09/2018

Rooms: 7

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



10 Cameo Ct BULLEEN 3105 (REI)





Price: \$1,220,000 Method: Auction Sale Date: 01/09/2018 Rooms: 6

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





Generated: 11/01/2019 11:24