

# 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

68 Latrobe 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 \$1,200,000

&

\$1,320,000

### Median sale price

Median price \$1,365,000

Property Type House

Suburb Bulleen

Period - From 01/04/2024

to 30/06/2024

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	34 Sheahans Rd BULLEEN 3105	\$1,320,000	01/06/2024
2	20 Gisborne St BULLEEN 3105	\$1,380,000	01/06/2024
3	55 Mincha Av TEMPLESTOWE LOWER 3107	\$1,199,880	25/05/2024

**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:

29/07/2024 12:17

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

June quarter 2024: \$1,365,000



 4  2  2

**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties



**34 Sheahans Rd BULLEEN 3105 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**20 Gisborne St BULLEEN 3105 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**55 Mincha Av TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,199,880

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

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