Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$890,000	&	\$979,000
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Median sale price

Median price	\$800,000	Pro	perty Type	Jnit		Suburb	Bulleen
Period - From	01/07/2020	to	30/09/2020		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

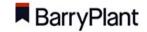
Add	dress of comparable property	Price	Date of sale
1	1/6 Jacana Av TEMPLESTOWE LOWER 3107	\$970,000	22/06/2020
2	31 Riverview Tce BULLEEN 3105	\$911,000	22/10/2020
3	2/22 Robert St BULLEEN 3105	\$910,000	19/06/2020

OR

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

This Statement of Information was prepared on:	04/11/2020 17:33





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Indicative Selling Price \$890,000 - \$979,000 **Median Unit Price** September quarter 2020: \$800,000



Property Type: House Land Size: 327 sqm approx **Agent Comments**

Comparable Properties

1/6 Jacana Av TEMPLESTOWE LOWER 3107

(VG)

1 3





Price: \$970,000 Method: Sale Date: 22/06/2020

Property Type: Strata Unit/Flat

Agent Comments



31 Riverview Tce BULLEEN 3105 (REI)





Price: \$911,000 Method: Auction Sale Date: 22/10/2020

Property Type: House (Res)

Agent Comments



2/22 Robert St BULLEEN 3105 (REI/VG)







Price: \$910,000 Method: Private Sale Date: 19/06/2020

Property Type: Townhouse (Res) Land Size: 364 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



