

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

1/1 Derreck Avenue, Bulleen Vic 3105

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$1,033,415

Property Type Unit

Suburb Bulleen

Period - From 01/10/2023

to 31/12/2023

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	1/18 Avon St BULLEEN 3105	\$1,020,000	26/08/2023
2	5/244 Thompsons Rd TEMPLESTOWE LOWER 3107	\$935,000	26/05/2023
3	3/8 Jacana Av TEMPLESTOWE LOWER 3107	\$900,000	18/12/2023

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:

29/01/2024 11:44

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

December quarter 2023: \$1,033,415



3 2 1

Property Type: Townhouse

Land Size: 167 sqm approx

Agent Comments

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.

Comparable Properties



1/18 Avon St BULLEEN 3105 (REI)

Agent Comments

3 2 3

Price: \$1,020,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



5/244 Thompsons Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 26/05/2023

Property Type: Townhouse (Single)



3/8 Jacana Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888