

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

2/33 Carrathool Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Bulleen

Period - From 01/07/2023

to 30/09/2023

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	20a Balwyn Rd BULLEEN 3105	\$1,250,000	01/04/2023
2	235a Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,250,000	24/03/2023
3	9a Killarney Rd TEMPLESTOWE LOWER 3107	\$1,010,000	01/07/2023

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:

19/10/2023 10:05

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2023: \$850,000



 3  2  2

Property Type: Unit

Land Size: 439 sqm approx

Agent Comments

Comparable Properties



20a Balwyn Rd BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 01/04/2023

Property Type: Townhouse (Res)

Land Size: 361 sqm approx



235a Thompsons Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,250,000

Method: Private Sale

Date: 24/03/2023

Property Type: Unit



9a Killarney Rd TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

 3  2  2

Price: \$1,010,000

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 349 sqm approx

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