Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/33 Carrathool Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,000,000		&		\$1,100,000			
Median sale p	rice		_					
Median price	\$850,000	Pro	operty Type	Unit			Suburb	Bulleen
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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



BARRYPLANT





Property Type: Unit Land Size: 439 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price September quarter 2023: \$850,000

Comparable Properties



20a Balwyn Rd BULLEEN 3105 (REI)



Price: \$1,250,000 Method: Auction Sale Date: 01/04/2023 Property Type: Townhouse (Res) Land Size: 361 sqm approx Agent Comments



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



Price: \$1,250,000 Method: Private Sale Date: 24/03/2023 Property Type: Unit



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



Price: \$1,010,000 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Land Size: 349 sqm approx

Account - Barry Plant | P: 03 9842 8888





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