Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980		
Property offered for sale		
For the meaning of this price see consumer.vic.gov.au/underquoting		
urb Bulleen		
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.		
Price	Date of sale	
\$1,165,000	02/06/2025	
\$1,038,000	13/05/2025	
\$1,260,000	15/04/2025	
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.		
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	pperty for sale in the last six mo	



When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,090,000 - \$1,199,000 No median price available





Agent Comments

Comparable Properties



5 Cygnet Av TEMPLESTOWE LOWER 3107 (REI)

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a .

Price: \$1,165,000 **Method:** Private Sale **Date:** 02/06/2025

Property Type: Land (Res) Land Size: 624 sqm approx **Agent Comments**



47 Lowan Av TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,038,000 **Method:** Private Sale **Date:** 13/05/2025

Property Type: Land (Res) **Land Size:** 692 sqm approx

14 Caroline Dr TEMPLESTOWE LOWER 3107 (REI)

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Agent Comments

Price: \$1,260,000 Method: Private Sale Date: 15/04/2025 Property Type: Land Land Size: 741 sgm approx

Account - Barry Plant | P: 03 9842 8888





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.