

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

1/31 Carrathool Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,290,000 & \$1,350,000

Median sale price

Median price \$1,240,000 Property Type Townhouse Suburb Bulleen

Period - From 02/02/2023 to 01/02/2024 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	23 Sheahans Rd TEMPLESTOWE LOWER 3107	\$1,310,000	22/11/2023
2	39 The Crest BULLEEN 3105	\$1,300,000	02/12/2023
3	2/86 Helene St BULLEEN 3105	\$1,265,500	02/12/2023

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:

02/02/2024 09:41



4 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 320 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,350,000
Median Townhouse Price
02/02/2023 - 01/02/2024: \$1,240,000

Comparable Properties



23 Sheahans Rd TEMPLESTOWE LOWER 3107 Agent Comments
(REI/VG)

4 2 3

Price: \$1,310,000
Method: Private Sale
Date: 22/11/2023
Property Type: House (Res)
Land Size: 652 sqm approx

39 The Crest BULLEEN 3105 (REI) Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 316 sqm approx



2/86 Helene St BULLEEN 3105 (REI) Agent Comments

4 3 2

Price: \$1,265,500
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)

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