

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

1/4 Darryl Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$960,000 & \$1,050,000

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	26a Harold St BULLEEN 3105	\$1,215,000	02/02/2024
2	2/35 Harold St BULLEEN 3105	\$1,033,415	08/12/2023
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:

13/02/2024 17:31

Mark Di Giulio
9842 8888
0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$960,000 - \$1,050,000

Median Unit Price

December quarter 2023: \$1,033,415



 3  2  2

Property Type: Townhouse

Land Size: 239 sqm approx

Agent Comments

Comparable Properties



26a Harold St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,215,000

Method: Sold Before Auction

Date: 02/02/2024

Property Type: Townhouse (Res)



2/35 Harold St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,033,415

Method: Private Sale

Date: 08/12/2023

Property Type: Townhouse (Res)

Land Size: 230 sqm approx



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