

# 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

12 Westwood Drive, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,314,500

Property Type House

Suburb Bulleen

Period - From 01/01/2024

to 31/03/2024

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	34 Studley St DONCASTER 3108	\$1,260,000	22/06/2024
2	28 Rathmullen Qdrnt DONCASTER 3108	\$1,200,000	25/05/2024
3	17 Estelle St BULLEEN 3105	\$1,100,000	13/04/2024

**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:

24/06/2024 16:08

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

March quarter 2024: \$1,314,500


 3
  1
  1
**Property Type:** House (Res)**Land Size:** 902 sqm approx

Agent Comments

## Comparable Properties

**34 Studley St DONCASTER 3108 (REI)**

Agent Comments

 4
  1
  2
**Price:** \$1,260,000**Method:** Auction Sale**Date:** 22/06/2024**Property Type:** House (Res)**Land Size:** 803 sqm approx**28 Rathmullen Qdrnt DONCASTER 3108 (REI)**

Agent Comments

 3
  2
  1
**Price:** \$1,200,000**Method:** Auction Sale**Date:** 25/05/2024**Property Type:** House (Res)**Land Size:** 739 sqm approx**17 Estelle St BULLEEN 3105 (REI)**

Agent Comments

 3
  1
  2
**Price:** \$1,100,000**Method:** Private Sale**Date:** 13/04/2024**Property Type:** House (Res)**Land Size:** 705 sqm approx

Account - Barry Plant | P: 03 9842 8888