Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/15 Derreck Avenue, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$1,245,000	Pro	perty Type	Unit		Suburb	Bulleen
Period - From	01/04/2023	to	30/06/2023		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

	aress of comparable property	1 1100	Date of Sale
1	2/53 Astley St TEMPLESTOWE LOWER 3107	\$1,170,000	22/07/2023
2	3/3 Fran Ct TEMPLESTOWE LOWER 3107	\$1,125,000	17/04/2023
3	3/24 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,100,000	18/05/2023

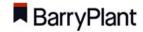
OR

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:	03/10/2023 10:15



Date of sale



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

\$1,100,000 - \$1,210,000 **Median Unit Price**

Indicative Selling Price

June quarter 2023: \$1,245,000



Property Type: Townhouse Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/53 Astley St TEMPLESTOWE LOWER 3107

(REI/VG)

Price: \$1,170,000

Method: Sold Before Auction

Date: 22/07/2023

Property Type: Townhouse (Res)

Agent Comments



3/3 Fran Ct TEMPLESTOWE LOWER 3107

(REI/VG)



Price: \$1,125,000 Method: Private Sale Date: 17/04/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



3/24 Sunhill Rd TEMPLESTOWE LOWER 3107

(REI) **└─** 4

Price: \$1,100,000 Method: Private Sale Date: 18/05/2023

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888



