## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/35 Harold Street, Bulleen Vic 3105

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |             |     |             |      |             |      |        |         |  |
|--|-------------|-----|-------------|------|-------------|------|--------|---------|--|
| Range betwee   | \$1,050,000 |     | &           |      | \$1,150,000 |      |        |         |  |
| Median sale p  | rice        |     |             |      |             |      |        |         |  |
| Median price   | \$1,245,000 | Pro | operty Type | Unit |             |      | Suburb | Bulleen |  |
| Period - From  | 01/04/2023  | to  | 30/06/2023  |      | So          | urce | 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.

| Ade | dress of comparable property           | Price       | Date of sale |
|-----|--|-------------|--------------|
| 1   | 1/17 High St DONCASTER 3108            | \$1,095,000 | 05/08/2023   |
| 2   | 1/18 Avon St BULLEEN 3105              | \$1,020,000 | 26/08/2023   |
| 3   | 9a Killarney Rd TEMPLESTOWE LOWER 3107 | \$1,010,000 | 01/07/2023   |

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:

20/09/2023 08:44









Property Type: Townhouse Land Size: 230 sqm approx Agent Comments

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

**Indicative Selling Price** \$1,050,000 - \$1,150,000 **Median Unit Price** June guarter 2023: \$1,245,000

# **Comparable Properties**



1/17 High St DONCASTER 3108 (REI)



Price: \$1,095,000 Method: Auction Sale Date: 05/08/2023 Property Type: Townhouse (Res) Agent Comments

Agent Comments



1/18 Avon St BULLEEN 3105 (REI)



Price: \$1,020,000 Method: Auction Sale Date: 26/08/2023 Property Type: Townhouse (Res)



9a Killarney Rd TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$1,010,000 Method: Auction Sale Date: 01/07/2023 Property Type: Townhouse (Res) Land Size: 349 sqm approx

#### Account - Barry Plant | P: 03 9842 8888





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