

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

2/35 Harold Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,245,000 Property 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	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

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 quarter 2023: \$1,245,000



 3  2  2

Property Type: Townhouse

Land Size: 230 sqm approx

Agent Comments

Comparable Properties



1/17 High St DONCASTER 3108 (REI)

Agent Comments

 3  2  2

Price: \$1,095,000

Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)



1/18 Avon St BULLEEN 3105 (REI)

Agent Comments

 3  2  3

Price: \$1,020,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Townhouse (Res)



9a Killarney Rd TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 3  2  2

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