

# 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

23 Alison Avenue, 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Bulleen

Period - From 01/07/2023 to 30/09/2023 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	13 Hillside Rd BULLEEN 3105	\$3,020,000	08/07/2023
2	76 Millicent Av BULLEEN 3105	\$2,783,000	09/09/2023
3			

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: 16/10/2023 14:31

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

September quarter 2023: \$1,375,000



 5  4  2

**Property Type:** House

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**13 Hillside Rd BULLEEN 3105 (REI)**

Agent Comments

 5  3  2

**Price:** \$3,020,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**76 Millicent Av BULLEEN 3105 (REI)**

Agent Comments

 5  4  3

**Price:** \$2,783,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 717 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888