

# 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

27 Lilian Street, 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 \$1,550,000

&

\$1,650,000

### Median sale price

Median price \$1,405,000

Property Type House

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	37 Collins St BULLEEN 3105	\$1,650,000	03/03/2023
2	75 Rocklea Rd BULLEEN 3105	\$1,640,000	11/07/2023
3	23 Prospect Rd BULLEEN 3105	\$1,460,000	01/04/2023

**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:

01/09/2023 18:13

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 5  4 

**Property Type:** House  
**Land Size:** 605 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
June quarter 2023: \$1,405,000

## Comparable Properties



**37 Collins St BULLEEN 3105 (VG)**

**Agent Comments**

 5  -  -

**Price:** \$1,650,000  
**Method:** Sale  
**Date:** 03/03/2023  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



**75 Rocklea Rd BULLEEN 3105 (REI)**

**Agent Comments**

 4  3  2

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** House (Res)



**23 Prospect Rd BULLEEN 3105 (REI/VG)**

**Agent Comments**

 4  2  5

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx

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