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 27 Lilian Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,550,000		&		\$1,650,000				
Median sale pi	rice								
Median price	\$1,405,000	Pro	operty Type	Hou	ise		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	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









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

Theo Politis 03 9842 8888 0415 030 088 tpolitis@barryplant.com.au

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) •**•** 5



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

Agent Comments

Agent Comments



75 Rocklea Rd BULLEEN 3105 (REI)



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

23 Prospect Rd BULLEEN 3105 (REI/VG)



Agent Comments

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



propertydata

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