

# 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

30A Lindsay 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,157,500 Property Type Unit Suburb Bulleen

Period - From 01/01/2024 to 31/03/2024 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	26a Harold St BULLEEN 3105	\$1,215,000	02/02/2024
2	21 Marjorie CI BULLEEN 3105	\$1,128,000	19/03/2024
3	2/35 Harold St BULLEEN 3105	\$1,033,415	08/12/2023

**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:

23/04/2024 09:21

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

 3  2  2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Unit Price**  
March quarter 2024: \$1,157,500

## Comparable Properties



**26a Harold St BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,215,000  
**Method:** Sold Before Auction  
**Date:** 02/02/2024  
**Property Type:** Townhouse (Res)



**21 Marjorie CI BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$1,128,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** House (Res)  
**Land Size:** 227 sqm approx



**2/35 Harold St BULLEEN 3105 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,033,415  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 230 sqm approx