## 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 33 Bourke Street, Bulleen Vic 3105

### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,405,000	Pro	operty Type	Ηοι	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.

Ado	dress of comparable property	Price	Date of sale
1	36 Westwood Dr BULLEEN 3105	\$1,300,000	22/02/2023
2	20a Balwyn Rd BULLEEN 3105	\$1,250,000	01/04/2023
3	235a Thompsons Rd TEMPLESTOWE LOWER 3107	\$1,250,000	24/03/2023

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:

12/09/2023 12:03



33 Bourke Street, Bulleen Vic 3105



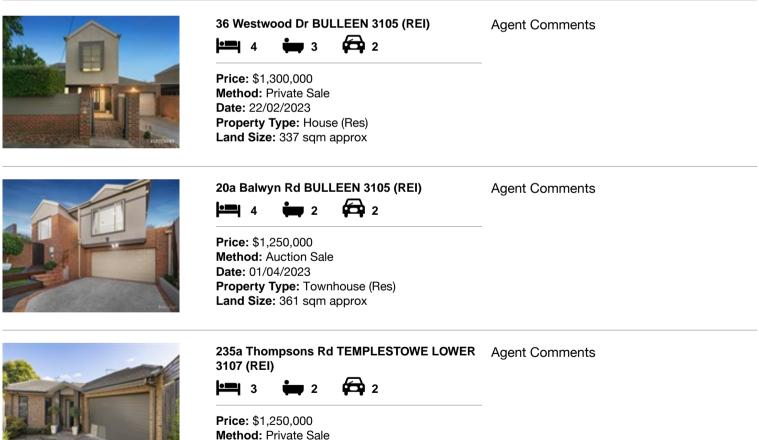




Property Type: House Land Size: 401 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price June quarter 2023: \$1,405,000

# **Comparable Properties**



Price: \$1,250,000 Method: Private Sale Date: 24/03/2023 Property Type: Unit

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



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