# 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 37 Carrathool Street, Bulleen Vic 3105

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |         |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|---------|
| Range betweer   | \$1,180,000       |      | &            |      | \$1,250,000 |      |        |         |
| Median sale p   | rice              |      |              |      |             |      |        |         |
| Median price    | \$1,405,000       | Pro  | operty Type  | Hou  | se          |      | 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   | 21 Stanley St BULLEEN 3105   | \$1,260,000 | 20/07/2023   |
| 2   | 18 Harold St BULLEEN 3105    | \$1,250,000 | 15/04/2023   |
| 3   | 9 Dumossa Av BULLEEN 3105    | \$1,195,000 | 22/03/2023   |

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:

28/07/2023 10:47









**Property Type:** House (Res) **Land Size:** 766 sqm approx Agent Comments Indicative Selling Price \$1,180,000 - \$1,250,000 Median House Price June quarter 2023: \$1,405,000

# **Comparable Properties**



21 Stanley St BULLEEN 3105 (REI)



Price: \$1,260,000 Method: Private Sale Date: 20/07/2023 Property Type: House (Res) Land Size: 727 sqm approx Agent Comments

Agent Comments



Price: \$1,250,000



Method: Auction Sale Date: 15/04/2023 Property Type: House (Res) Land Size: 778 sqm approx

9 Dumossa Av BULLEEN 3105 (REI)

18 Harold St BULLEEN 3105 (REI/VG)



Price: \$1,195,000 Method: Private Sale Date: 22/03/2023 Property Type: House Land Size: 780 sqm approx Agent Comments

Account - The One Real Estate (AU) | P: 03 7007 5707



propertydata

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