

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 37 Carrathool Street, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000 & \$1,250,000

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	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)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 20/07/2023

Property Type: House (Res)

Land Size: 727 sqm approx



18 Harold St BULLEEN 3105 (REI/VG)

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)

Agent Comments



Price: \$1,195,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 780 sqm approx