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

3a Moresby Avenue, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$780,000		&		\$858,000				
Median sale price									
Median price	\$1,405,000	Pro	Property Type H		House		Suburb	Bulleen	
Period - From	01/04/2023	to	30/06/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	1/94 High St DONCASTER 3108	\$982,700	01/04/2023
2	1/60 Robert St BULLEEN 3105	\$897,000	01/07/2023
3	1/29 Madeleine St DONCASTER 3108	\$688,000	17/01/2023

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:

17/07/2023 13:16



3a Moresby Avenue, Bulleen Vic 3105







Property Type: House Land Size: 456 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$780,000 - \$858,000 Median House Price June quarter 2023: \$1,405,000

Comparable Properties

Woodards	1/94 High St DONCASTER 3108 (REI) 3 1 2 Price: \$982,700 Method: Auction Sale Date: 01/04/2023 Property Type: Unit Land Size: 456 sqm approx	Agent Comments
	1/60 Robert St BULLEEN 3105 (REI) 3 1 2 Price: \$897,000 Method: Auction Sale Date: 01/07/2023 Property Type: Unit Land Size: 212 sqm approx	Agent Comments
	1/29 Madeleine St DONCASTER 3108 (REI) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 <t< td=""><td>Agent Comments</td></t<>	Agent Comments

Account - Barry Plant | P: 03 9842 8888



property data com.au reproduction of will constitute any person us

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.