## 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 6 Calderwood Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pi	rice							
Median price	\$1,390,000	Pro	Property Type Hou		se		Suburb	Bulleen
Period - From	01/10/2023	to	31/12/2023		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	17 Marianne Way DONCASTER 3108	\$1,550,000	22/08/2023
2	9 Hodgson St TEMPLESTOWE LOWER 3107	\$1,520,000	05/08/2023
3	57 Riverview Tce BULLEEN 3105	\$1,450,000	21/06/2023

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.

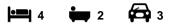
This Statement of Information was prepared on:

19/01/2024 15:02



### BARRYPLANT



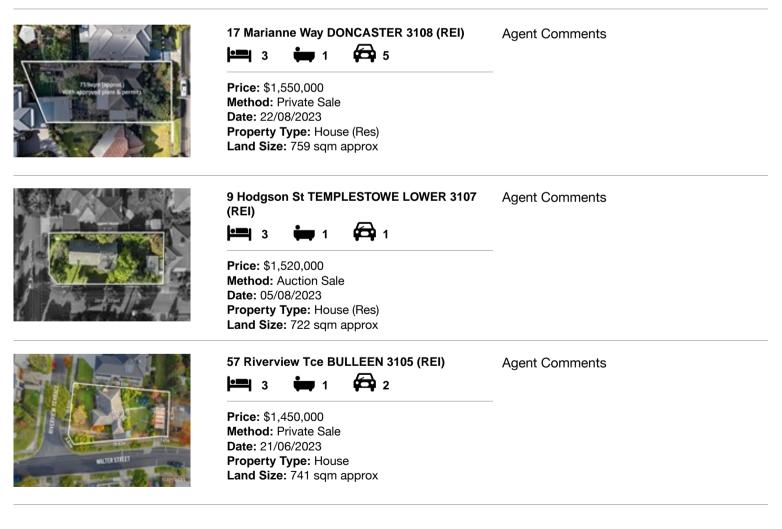


**Property Type:** House **Land Size:** 725 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2023: \$1,390,000

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. And the 3 originally selected comparable properties are still most comparable to the property for sale.

# **Comparable Properties**



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



property data

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