

# 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

6 Calderwood Street, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,390,000 Property Type House Suburb Bulleen

Period - From 01/10/2023 to 31/12/2023 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	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

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**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2023: \$1,390,000



4   
 2   
 3

**Property Type:** House**Land Size:** 725 sqm approx

Agent Comments

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

**17 Marianne Way DONCASTER 3108 (REI)**

Agent Comments

3   
 1   
 5

**Price:** \$1,550,000**Method:** Private Sale**Date:** 22/08/2023**Property Type:** House (Res)**Land Size:** 759 sqm approx**9 Hodgson St TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$1,520,000**Method:** Auction Sale**Date:** 05/08/2023**Property Type:** House (Res)**Land Size:** 722 sqm approx**57 Riverview Tce BULLEEN 3105 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$1,450,000**Method:** Private Sale**Date:** 21/06/2023**Property Type:** House**Land Size:** 741 sqm approx

Account - Barry Plant | P: 03 9842 8888