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 42 Gisborne Street, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	ov.au	I/underquot	ting		
Single price	e \$1,268,000							
Median sale p	rice							
Median price	\$1,416,000	Pro	operty Type	Ηοι	ise		Suburb	Bulleen
Period - From	01/07/2024	to	30/09/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	4 Merri St TEMPLESTOWE LOWER 3107	\$1,210,000	13/12/2024
2	17 Albany PI BULLEEN 3105	\$1,176,000	06/12/2024
3	30 Lonsdale St BULLEEN 3105	\$1,300,000	21/11/2024

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.

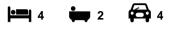
This Statement of Information was prepared on:

16/12/2024 09:58



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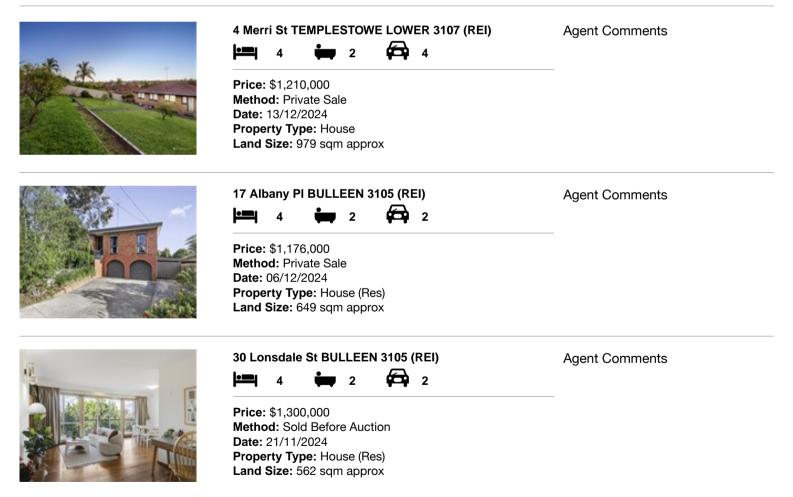




Property Type: House Land Size: 558 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,268,000 Median House Price September quarter 2024: \$1,416,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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