

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

7 Carrathool Street, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,200,000 & \$1,290,000

Median sale price

Median price \$1,360,000 Property Type House Suburb Bulleen

Period - From 01/01/2021 to 31/03/2021 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	16 Panorama Ct BULLEEN 3105	\$1,235,000	27/06/2021
2	2 Alfreda Av BULLEEN 3105	\$1,230,000	08/05/2021
3	4 Pentlowe Av TEMPLESTOWE LOWER 3107	\$1,250,000	30/03/2021

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:

30/06/2021 10:22

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Indicative Selling Price

\$1,200,000 - \$1,290,000

Median House Price

March quarter 2021: \$1,360,000



Property Type: House

Land Size: 776 sqm approx

Agent Comments

Comparable Properties



16 Panorama Ct BULLEEN 3105 (REI)

Agent Comments



Price: \$1,235,000

Method: Auction Sale

Date: 27/06/2021

Property Type: House (Res)

Land Size: 677 sqm approx

2 Alfreda Av BULLEEN 3105 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)



4 Pentlowe Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 30/03/2021

Property Type: House (Res)

Land Size: 695 sqm approx