## 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 Maringa Street, Bulleen Vic 3105

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,290,000		&		\$1,390,000				
Median sale price									
Median price	\$1,380,000	Pro	Property Type		House		Suburb	Bulleen	
Period - From	01/04/2025	to	30/06/2025		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	1/22 Sunhill Rd TEMPLESTOWE LOWER 3107	\$1,370,000	27/05/2025
2	1/14 Yarraleen PI BULLEEN 3105	\$1,256,000	22/02/2025
3	79 Millicent Av BULLEEN 3105	\$1,215,000	01/02/2025

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:

07/07/2025 22:01



### BARRYPLANT





Property Type: House Land Size: 313 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,290,000 - \$1,390,000 Median House Price June quarter 2025: \$1,380,000

# **Comparable Properties**

1/22 Sunhill Rd TEMPLESTOWE LOWER 3107 (REI)   1 1 1 1 2   Price: \$1,370,000 1 2 2   Method: Private Sale 2 2   Date: 27/05/2025 2 2   Property Type: Townhouse (Res) 1 1	Agent Comments
1/14 Yarraleen PI BULLEEN 3105 (REI)   3 3 2   Price: \$1,256,000   Method: Private Sale   Date: 22/02/2025   Property Type: Townhouse (Single)   Land Size: 237 sqm approx	Agent Comments
79 Millicent Av BULLEEN 3105 (REI) 3 2 2 2 Price: \$1,215,000 Method: Auction Sale Date: 01/02/2025 Property Type: Townhouse (Res)	Agent Comments

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



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