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

Single price $1,499,000

Median sale price

Median price $1,314,500 Property Type House Suburb Bulleen

Period - From 01/01/2024 to 31/03/2024 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	19 Nola St DONCASTER 3108	$1,435,000	24/02/2024
2	1 Anthony Av DONCASTER 3108	$1,406,000	11/05/2024
3	36 Marianne Way DONCASTER 3108	$1,350,000	01/04/2024

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: 15/05/2024 09:41

6 Calderwood Street, Bulleen Vic 3105

BARRYPLANT

Mark Di Giulio
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Indicative Selling Price
$1,499,000
Median House Price
March quarter 2024: $1,314,500



4 2 3

Property Type: House
Land Size: 725 sqm approx

Agent Comments

Comparable Properties



19 Nola St DONCASTER 3108 (REI)

4 2 1

Price: $1,435,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments



1 Anthony Av DONCASTER 3108 (REI)

4 2 2

Price: $1,406,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



36 Marianne Way DONCASTER 3108 (REI)

3 1 1

Price: $1,350,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 737 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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