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<br>Including suburb and postcode | 1/31 Carrathool Street, Bulleen Vic 3105 |

## Indicative selling price

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

Range between $1,230,000 & $1,330,000

## Median sale price

Median price $1,210,000 Property Type Townhouse Suburb Bulleen

Period - From 17/03/2023 to 16/03/2024 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 | 2/84 Helene St BULLEEN 3105 | $1,300,000 | 14/03/2024 |
| 2 | 16 Rosebank Tce TEMPLESTOWE LOWER 3107 | $1,285,000 | 11/11/2023 |
| 3 | 2/33 Carrathool St BULLEEN 3105 | $1,230,000 | 28/10/2023 |

**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: 17/03/2024 22:10

# 1/31 Carrathool Street, Bulleen Vic 3105



4 3 4

**Property Type:** Townhouse (Single)
**Land Size:** 312 sqm approx

Agent Comments

**Indicative Selling Price**
$1,230,000 - $1,330,000
**Median Townhouse Price**
17/03/2023 - 16/03/2024: $1,210,000

## Comparable Properties



**2/84 Helene St BULLEEN 3105 (REI)**

4 3 2

**Price:** $1,300,000
**Method:** Sold Before Auction
**Date:** 14/03/2024
**Property Type:** Townhouse (Res)

Agent Comments



**16 Rosebank Tce TEMPLESTOWE LOWER 3107 (REI)**

3 2 2

**Price:** $1,285,000
**Method:** Auction Sale
**Date:** 11/11/2023
**Property Type:** House (Res)
**Land Size:** 401 sqm approx

Agent Comments



**2/33 Carrathool St BULLEEN 3105 (REI/VG)**

3 2 2

**Price:** $1,230,000
**Method:** Auction Sale
**Date:** 28/10/2023
**Property Type:** Unit
**Land Size:** 439 sqm approx

Agent Comments

**Account** - Jellis Craig | P: (03) 9908 5700

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