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

47 Summit Drive, Bulleen Vic 3105

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$1,050,000		&		\$1,150,0	00		
Median sale p	rice							
Median price	\$1,390,000	Property Type H		Hou	ouse		Suburb	Bulleen
Period - From	01/04/2022	to	30/06/2022		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.

Address of comparable property		Price	Date of sale
1	64 Golden Way BULLEEN 3105	\$1,315,000	24/02/2022
2	14 Ben Nevis Gr BULLEEN 3105	\$1,100,000	24/05/2022
3	59 Golden Way BULLEEN 3105	\$1,100,000	16/05/2022

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:

01/08/2022 16:50



47 Summit Drive, Bulleen Vic 3105







Property Type: House Land Size: 706 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price June quarter 2022: \$1,390,000

Comparable Properties

64 Golden Way BULLEEN 3105 (REI/VG)	Agent Comments		
Price: \$1,315,000 Method: Sold Before Auction Date: 24/02/2022 Property Type: House (Res) Land Size: 651 sqm approx			
14 Ben Nevis Gr BULLEEN 3105 (REI)Image: 3Image: 2Image: 2Price: \$1,100,000Image: 24/05/2022Date: 24/05/2022Image: 24/05/2022Property Type: House (Res)	Agent Comments		
59 Golden Way BULLEEN 3105 (REI) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 16/05/2022 Property Type: House Land Size: 660 sqm approx	Agent Comments		

Account - Barry Plant | P: 03 9842 8888



propertydata

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