

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

1/34 Nirvana Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$950,000

Property Type Unit

Suburb Bulleen

Period - From 01/07/2023

to 30/06/2024

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	6/19-21 Rosa St TEMPLESTOWE LOWER 3107	\$860,000	20/07/2024
2	2/1 Derreck Av BULLEEN 3105	\$804,800	17/06/2024
3	4/13 Kampman St BULLEEN 3105	\$800,000	11/04/2024

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:

30/09/2024 13:34

1/34 Nirvana Crescent, Bulleen Vic 3105



3 1 1

Property Type: Unit
Land Size: 240 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending June 2024: \$950,000

Comparable Properties



6/19-21 Rosa St TEMPLESTOWE LOWER 3107 (REI) **Agent Comments**

3 2 1

Price: \$860,000
Method: Private Sale
Date: 20/07/2024
Property Type: Townhouse (Single)
Land Size: 181 sqm approx



2/1 Derreck Av BULLEEN 3105 (REI/VG) **Agent Comments**

2 2 1

Price: \$804,800
Method: Expression of Interest
Date: 17/06/2024
Property Type: Townhouse (Res)



4/13 Kampman St BULLEEN 3105 (REI/VG) **Agent Comments**

2 1 2

Price: \$800,000
Method: Private Sale
Date: 11/04/2024
Property Type: Townhouse (Res)

Account - Noel Jones | P: 03 98487888 | F: 03 98487472