

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 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,300,000

&

\$1,390,000

Median sale price

Median price \$1,360,000

Property Type House

Suburb Bulleen

Period - From 01/07/2021

to 30/09/2021

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	7 Ralph St BULLEEN 3105	\$1,360,000	10/11/2021
2	5 Mincha Av TEMPLESTOWE LOWER 3107	\$1,343,200	21/10/2021
3	86 Pleasant Rd BULLEEN 3105	\$1,300,000	16/10/2021

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:

22/11/2021 18:54



Property Type: House

Land Size: 598 sqm approx

Agent Comments

Comparable Properties



7 Ralph St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,360,000

Method: Private Sale

Date: 10/11/2021

Property Type: House (Res)



5 Mincha Av TEMPLESTOWE LOWER 3107 (REI)

Agent Comments



Price: \$1,343,200

Method: Sold Before Auction

Date: 21/10/2021

Property Type: House (Res)

Land Size: 726 sqm approx



86 Pleasant Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,300,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 659 sqm approx