

## 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

24 Derreck Avenue, Bulleen VIC 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$1,050,000

### Median sale price

Median price

\$1,270,000

Property type

House

Suburb

Bulleen

Period - From

01/01/2020

to

31/03/2020

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. 60 Summit Drive, Bulleen          | \$1,065,000 | 28/05/2020   |
| 2. 6 Pinnacle Crescent, Bulleen      | \$1,068,000 | 17/06/2020   |
| 3. 10 Yarra Court, Templestowe Lower | \$1,050,000 | 02/05/2020   |

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:

13/07/2020

## Comparable properties



**\$1,065,000**

60 Summit Drive, Bulleen, Victoria

**DATE:** 28/05/2020

**PROPERTY TYPE:** House



5



3



2



669 sqm



**\$1,068,000**

6 Pinnacle Crescent, Bulleen, Victoria

**DATE:** 17/06/2020

**PROPERTY TYPE:** House



4



1



1



**\$1,050,000**

10 Yarra Court, Templestowe Lower, Victoria

**DATE:** 02/05/2020

**PROPERTY TYPE:** House



3



2



2



700 sqm

Get a **FREE** property appraisal for your home

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee