

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

21 Nirvana Crescent, Bulleen Vic 3105

Indicative selling price

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

Single price

\$1,285,000

Median sale price

Median price

\$1,365,000

Property Type

House

Suburb

Bulleen

Period - From

01/04/2024

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	17 Nirvana Cr BULLEEN 3105	\$1,230,000	31/07/2024
2	18 Hill View Pde TEMPLESTOWE LOWER 3107	\$1,100,000	27/07/2024
3	44 Flinders St BULLEEN 3105	\$1,324,000	02/03/2024

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:

01/09/2024 21:53

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Indicative Selling Price

\$1,285,000

Median House Price

June quarter 2024: \$1,365,000



 4  2  3

Property Type: House (Res)

Land Size: 567 sqm approx

Agent Comments

Comparable Properties



17 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments

 3  1  1

Price: \$1,230,000

Method: Sold Before Auction

Date: 31/07/2024

Property Type: House (Res)

Land Size: 567 sqm approx



18 Hill View Pde TEMPLESTOWE LOWER 3107 (REI) Agent Comments

 3  2  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 27/07/2024

Property Type: House (Res)

Land Size: 656 sqm approx



44 Flinders St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,324,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 680 sqm approx

Account - Barry Plant | P: 03 9842 8888