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

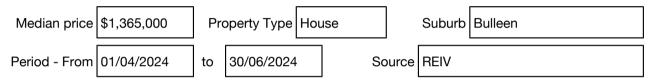
21 Nirvana Crescent, Bulleen Vic 3105

Indicative selling price

For the meaning of this price	see consumer.vic.gov.au/underquoting
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Single price \$1,285,000

Median sale price



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.

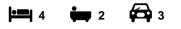
This Statement of Information was prepared on:

01/09/2024 21:53



BARRYPLANT





Property Type: House (Res) **Land Size:** 567 sqm approx Agent Comments Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

Indicative Selling Price \$1,285,000 Median House Price June quarter 2024: \$1,365,000

Comparable Properties



17 Nirvana Cr BULLEEN 3105 (REI)



Price: \$1,230,000 Method: Sold Before Auction Date: 31/07/2024 Property Type: House (Res) Land Size: 567 sqm approx Agent Comments



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



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

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



propertydata

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