

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

28 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,210,000

Property Type House

Suburb Bulleen

Period - From 27/10/2019

to

26/10/2020

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.

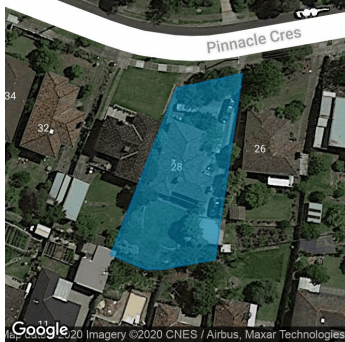
	Address of comparable property	Price	Date of sale
1	6 Pinnacle Cr BULLEEN 3105	\$1,068,000	17/06/2020
2	34 Hodgson St TEMPLESTOWE LOWER 3107	\$1,025,000	01/07/2020
3	11 Balmoral Av TEMPLESTOWE LOWER 3107	\$1,017,000	19/07/2020

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:

27/10/2020 12:44



 3  1  2

Property Type: House (Res)

Land Size: 806 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

27/10/2019 - 26/10/2020: \$1,210,000

Comparable Properties



6 Pinnacle Cr BULLEEN 3105 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,068,000

Method: Private Sale

Date: 17/06/2020

Property Type: House (Res)

Land Size: 698 sqm approx



34 Hodgson St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,025,000

Method: Private Sale

Date: 01/07/2020

Rooms: 5

Property Type: House

Land Size: 739 sqm approx



11 Balmoral Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,017,000

Method: Private Sale

Date: 19/07/2020

Property Type: House

Land Size: 754 sqm approx