

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

33 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,208,000

&

\$1,328,800

Median sale price

Median price \$1,245,000

House

X

Unit

Suburb Bulleen

Period - From 01/10/2017

to

31/12/2017

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 White Way BULLEEN 3105	\$1,245,000	25/11/2017
2	10 Sandra St BULLEEN 3105	\$1,225,000	18/11/2017
3	18 Gisborne St BULLEEN 3105	\$1,220,000	23/11/2017

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.



Rooms:

Property Type: House

Land Size: 597 sqm approx

Agent Comments

Comparable Properties



17 White Way BULLEEN 3105 (REI)

Agent Comments



Price: \$1,245,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 8

Property Type: House (Res)

Land Size: 714 sqm approx



10 Sandra St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,225,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 9

Property Type: House (Res)

Land Size: 668 sqm approx



18 Gisborne St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,220,000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: 7

Property Type: House (Res)