

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@barryplant.com.au

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	18 Penderel Way, Bulleen Vic 3105
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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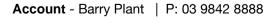
Median sale price

Median price	\$1,272,500	Н	ouse X	(Su	burb	Bulleen
Period - From	01/01/2017	to	31/03/201	7	Source	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

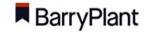
Address of comparable property	Price	Date of sale
42 Jacana Av TEMPLESTOWE LOWER 3107	\$1,611,000	29/04/2017
8 Merri St TEMPLESTOWE LOWER 3107	\$1,580,000	06/02/2017
33 Lindsay St BULLEEN 3105	\$1,540,000	06/05/2017





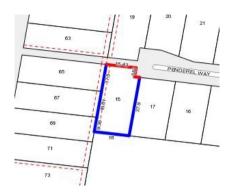


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Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** March quarter 2017: \$1,272,500



Rooms:

Property Type: House Land Size: 773 sqm **Agent Comments**

Comparable Properties



42 Jacana Av TEMPLESTOWE LOWER 3107

(REI) **--**4



Price: \$1,611,000 Method: Auction Sale Date: 29/04/2017 Rooms: 10

Property Type: House (Res) Land Size: 729 sqm

8 Merri St TEMPLESTOWE LOWER 3107 (REI)





Price: \$1.580.000 Method: Private Sale Date: 06/02/2017

Rooms: -

Property Type: House (Res) Land Size: 636 sqm



33 Lindsay St BULLEEN 3105 (REI)





Price: \$1,540,000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: House (Res) Land Size: 780 sqm

Account - Barry Plant | P: 03 9842 8888





Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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