

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

44 Nirvana Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,700,000

&

\$1,790,000

Median sale price

Median price \$1,525,000

Property Type House

Suburb Bulleen

Period - From 01/10/2021

to 31/12/2021

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	18 Pamela Gr TEMPLESTOWE LOWER 3107	\$1,760,000	01/10/2021
2	7 Lonsdale St BULLEEN 3105	\$1,700,000	09/11/2021
3			

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:

16/03/2022 09:55



Property Type: House (Res)

Land Size: 926 sqm approx

Agent Comments

Comparable Properties



18 Pamela Gr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments



Price: \$1,760,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: House (Res)

Land Size: 741 sqm approx



7 Lonsdale St BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 09/11/2021

Property Type: House (Res)

Land Size: 713 sqm approx

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.