

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

24 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,405,000

Property Type House

Suburb Bulleen

Period - From 01/04/2023

to 30/06/2023

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	15 William St BULLEEN 3105	\$1,405,000	20/05/2023
2	17 Gympie St BULLEEN 3105	\$1,401,000	02/09/2023
3	37 Lonsdale St BULLEEN 3105	\$1,350,000	28/07/2023

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:

02/09/2023 15:33

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Indicative Selling Price

\$1,380,000 - \$1,480,000

Median House Price

June quarter 2023: \$1,405,000



 3  3  2

Property Type: House

Land Size: 727 sqm approx

Agent Comments

Comparable Properties



15 William St BULLEEN 3105 (REI)

Agent Comments

 4  1  1

Price: \$1,405,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 557 sqm approx



17 Gympie St BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$1,401,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House

Land Size: 608 sqm approx



37 Lonsdale St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 28/07/2023

Property Type: House (Res)

Land Size: 592 sqm approx