

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

6a The Crest, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,088,000

Median sale price

Median price \$1,309,000

House

X

Unit

Suburb Bulleen

Period - From 01/07/2017

to

30/09/2017

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	2/15 Janet St TEMPLESTOWE LOWER 3107	\$1,101,000	03/07/2017
2	26a Harold St BULLEEN 3105	\$1,091,000	20/05/2017
3	8 Esther St TEMPLESTOWE LOWER 3107	\$1,030,000	23/05/2017

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.~~

Tony Tuccitto

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Indicative Selling Price

\$1,088,000

Median House Price

September quarter 2017: \$1,309,000


 3
  2
  2
Rooms:**Property Type:** Townhouse**Land Size:** 395 sqm approx

Agent Comments

Comparable Properties

**2/15 Janet St TEMPLESTOWE LOWER 3107 (VG)**

Agent Comments

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Price: \$1,101,000**Method:** Sale**Date:** 03/07/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**26a Harold St BULLEEN 3105 (REI/VG)**

Agent Comments

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  2
  2
Price: \$1,091,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** 8**Property Type:** Townhouse (Res)**Land Size:** 290 sqm approx**8 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)**

Agent Comments

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Price: \$1,030,000**Method:** Private Sale**Date:** 23/05/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 306 sqm approx