

Tony Tuccitto 9842 8888 0407 144 390 ttuccitto@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
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Address	6a The Crest, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,309,000	Hou	ise 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

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.

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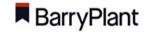




Price

Date of sale

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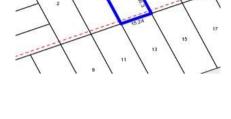
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Indicative Selling Price \$1,088,000 **Median House Price** September quarter 2017: \$1,309,000

Rooms:

Property Type: Townhouse Land Size: 395 sqm approx

Agent Comments



Comparable Properties



(VG)







Price: \$1,101,000 Method: Sale Date: 03/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3







Price: \$1,091,000 Method: Auction Sale Date: 20/05/2017 Rooms: 8

Property Type: Townhouse (Res) Land Size: 290 sqm approx

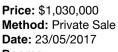
8 Esther St TEMPLESTOWE LOWER 3107 (REI/VG)





Rooms: -

Property Type: Townhouse (Res) Land Size: 306 sqm approx



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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.

Agent Comments

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