

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 Apex Crescent, Bulleen Vic 3105

Indicative selling price

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

Single price \$1,250,000

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	30 Pinnacle Cr BULLEEN 3105	\$1,287,000	17/06/2023
2	9 Victoria St BULLEEN 3105	\$1,260,000	24/04/2023
3	42 Timber Ridg DONCASTER 3108	\$1,230,000	20/05/2023

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:

19/07/2023 14:02

44 Apex Crescent, Bulleen Vic 3105



first
national
REAL ESTATE | Bill Schlink

Eddie Fakhri

9846 2111

0402 425 715

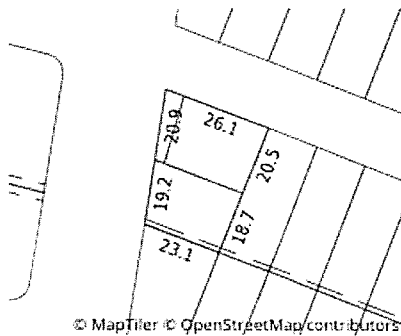
eddie@billschlink.com.au

Indicative Selling Price

\$1,250,000

Median House Price

June quarter 2023: \$1,405,000



Property Type:

Agent Comments

Comparable Properties



30 Pinnacle Cr BULLEEN 3105 (REI)

Agent Comments



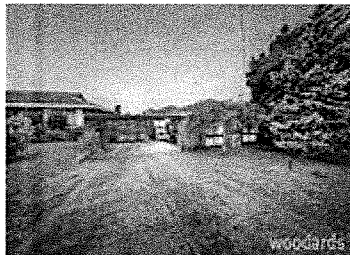
Price: \$1,287,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 605 sqm approx



9 Victoria St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

Land Size: 587 sqm approx



42 Timber Ridg DONCASTER 3108 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 493 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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