

## 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

4 Pinnacle Crescent, Bulleen

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price 

\$1,500,000

**Median sale price**Median price 

\$1,320,000

Property type 

HOUSE

Suburb 

Bulleen

Period - From 

APRIL 21

to

JUNE 21

Source 

REIV

**Comparable property sales**

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 7 Carrathool Street, Doncaster	\$1,560,000	24/07/21
2 39 Pinnacle Crescent, Bulleen	\$1,530,000	03/07/21
3 1 Fir Street, Bulleen	\$1,550,000	18/06/21

This Statement of Information was prepared on: 

02/08/21

## Comparable properties



**\$1,560,000**

7 Carrathool Street, Bulleen, Victoria

DATE: 24/07/21

PROPERTY TYPE: HOUSE

 3     1  
 1     776 sqm



**\$1,530,000**

39 Pinnacle Crescent, Bulleen, Victoria

DATE: 03/07/21

PROPERTY TYPE: HOUSE

 4     2  
 2     601 sqm






**\$1,550,000**

1 Fir Street, Bulleen, Victoria

DATE: 18/06/21

PROPERTY TYPE: HOUSE

 4     3  
 2     730 sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee