

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

21 The Crest, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,272,500

House X

Suburb Bulleen

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
53 Stanley St BULLEEN 3105	\$1,265,000	25/03/2017
5 England St BULLEEN 3105	\$1,207,000	22/04/2017
1 Victoria St BULLEEN 3105	\$1,150,000	31/03/2017

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

March quarter 2017: \$1,272,500



 4  1  1

Rooms:

Property Type: House

Land Size: 639 sqm

Agent Comments

Comparable Properties



53 Stanley St BULLEEN 3105 (REI)

Agent Comments

 4  2  4

Price: \$1,265,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 727 sqm



5 England St BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,207,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 607 sqm



1 Victoria St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,150,000

Method: Sold Before Auction

Date: 31/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm