

Mark Di Giulio 9842 8888 0407 863 179 mdigiulio@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

Address	21 The Crest, Bulleen Vic 3105
Including suburb and	
postcode	

#### Indicative selling price

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

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

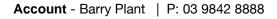
#### Median sale price

Median price	\$1,272,500	Н	ouse X	(	Su	burb	Bulleen
Period - From	01/01/2017	to	31/03/201	7	Source	REIV	1

### 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.

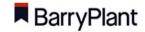
Address of comparable property	Price	Date of sale
53 Stanley St BULLEEN 3105	\$1,265,000	25/03/2017
5 England St BULLEEN 3105	\$1,207,000	22/04/2017
1 Victoria St BULLEEN 3105	\$1,150,000	31/03/2017







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**Indicative Selling Price** \$1,150,000 - \$1,265,000 **Median House Price** March quarter 2017: \$1,272,500





Rooms:

Property Type: House Land Size: 639 sqm **Agent Comments** 

# Comparable Properties



53 Stanley St BULLEEN 3105 (REI)





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)



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)







Price: \$1,150,000

Method: Sold Before Auction

Date: 31/03/2017

Rooms: -

Property Type: House (Res) Land Size: 592 sqm

**Agent Comments** 

Agent Comments

**Agent Comments** 

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