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	6 Pinnacle Crescent, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between \$99	90,000	&	\$1,089,000
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Median sale price

Median price	\$1,268,000	Pro	perty Type	House		Suburb	Bulleen
Period - From	01/01/2020	to	31/03/2020		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

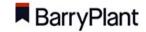
Add	dress of comparable property	Price	Date of sale
1	60 Summit Dr BULLEEN 3105	\$1,065,000	28/05/2020
2	19 Jacana Av TEMPLESTOWE LOWER 3107	\$1,040,000	04/04/2020
3	41 Lowan Av TEMPLESTOWE LOWER 3107	\$1,000,000	22/05/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/05/2020 14:07





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Indicative Selling Price \$990,000 - \$1,089,000 **Median House Price** March quarter 2020: \$1,268,000





Property Type: House Land Size: 700 sqm approx

Agent Comments

Comparable Properties



60 Summit Dr BULLEEN 3105 (REI)

Price: \$1,065,000 Method: Private Sale Date: 28/05/2020 Rooms: 8

Property Type: House Land Size: 669 sqm approx **Agent Comments**



19 Jacana Av TEMPLESTOWE LOWER 3107

(REI)

Price: \$1.040.000 Method: Private Sale Date: 04/04/2020 Property Type: House

Land Size: 733 sqm approx

41 Lowan Av TEMPLESTOWE LOWER 3107

(REI)

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Price: \$1,000,000 Method: Private Sale Date: 22/05/2020

Rooms: 5

Property Type: House Land Size: 651 sqm approx **Agent Comments**

Agent Comments



Account - Barry Plant | P: 03 9842 8888



