

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

32 Pinnacle Crescent, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,465,000

Property Type House

Suburb Bulleen

Period - From 01/01/2022

to 31/03/2022

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	15 Avon St BULLEEN 3105	\$1,275,000	14/05/2022
2	8 Apex Cr BULLEEN 3105	\$1,150,000	14/05/2022
3	1 Robert St BULLEEN 3105	\$1,117,000	14/05/2022

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:

16/05/2022 14:54

Mark Di Giulio

9842 8888

0407 863 179

mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2022: \$1,465,000



 4  1  1

Property Type: House

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



15 Avon St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,275,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 666 sqm approx



8 Apex Cr BULLEEN 3105 (REI)

Agent Comments

 4  1  2

Price: \$1,150,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 651 sqm approx



1 Robert St BULLEEN 3105 (REI)

Agent Comments

 4  2  2

Price: \$1,117,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House

Land Size: 689 sqm approx